

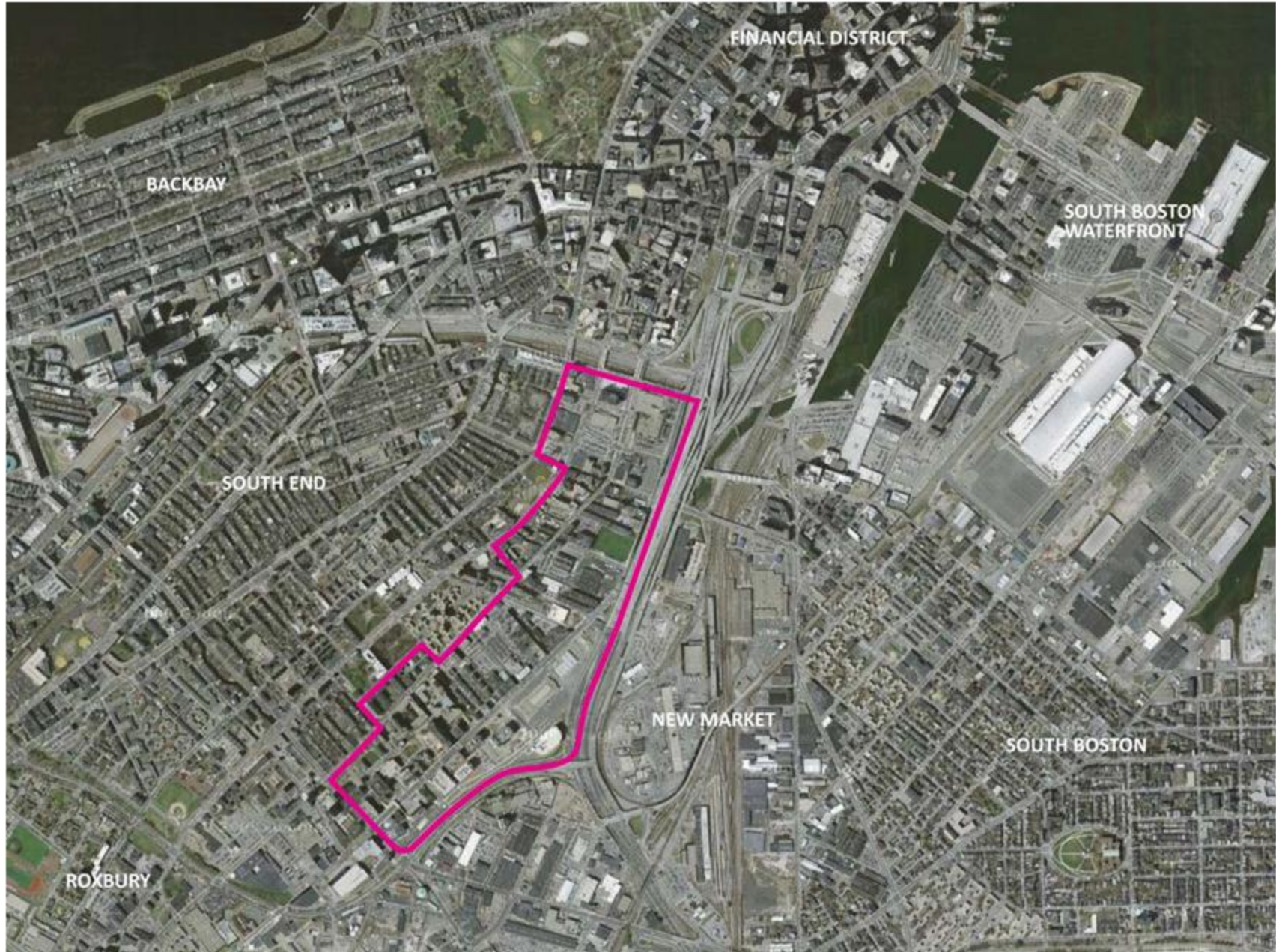
The logo features a stylized blue and white graphic of a road or corridor with a crossroad, positioned to the left of the text.

# HARRISON ALBANY CORRIDOR STRATEGIC PLAN

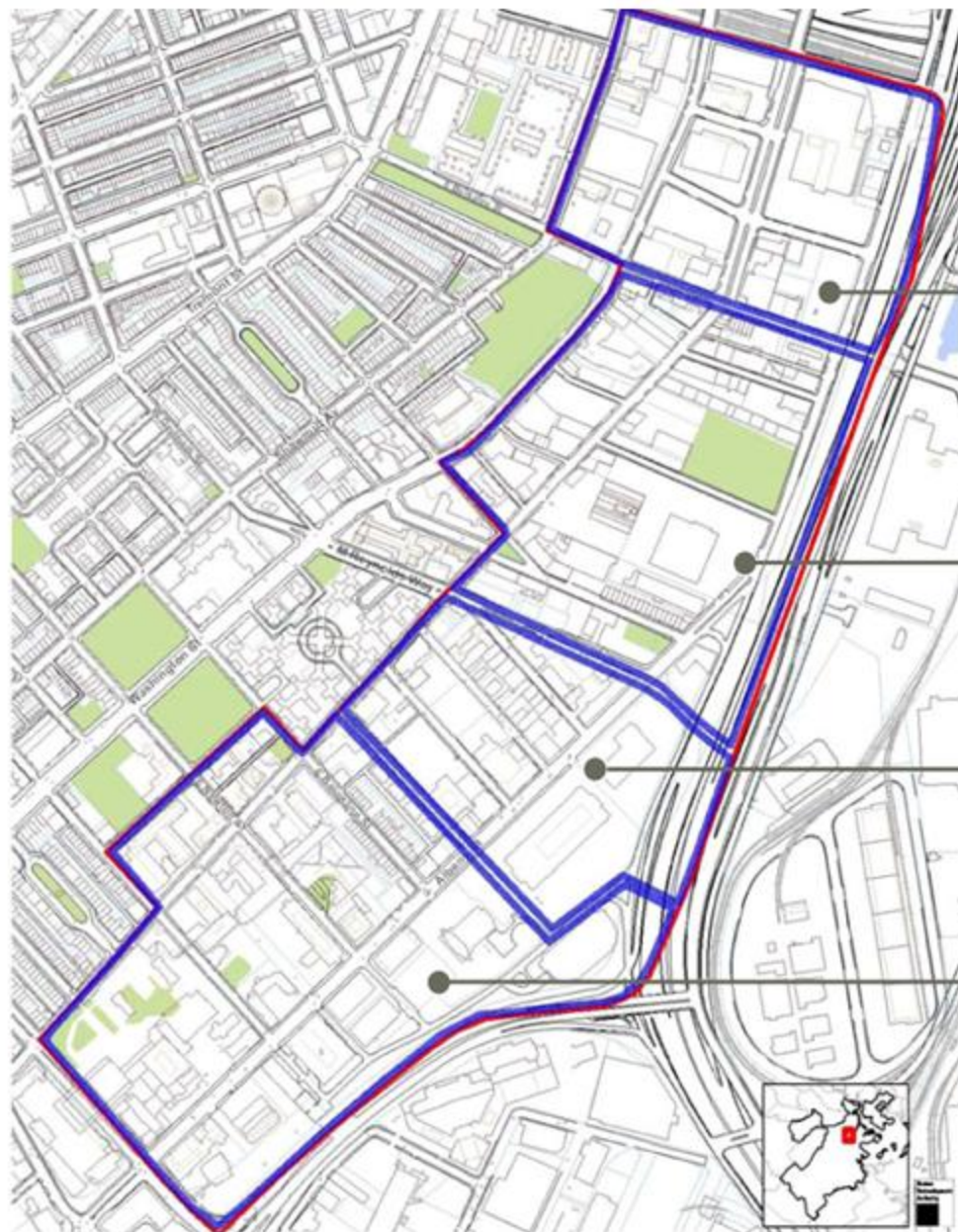
11<sup>th</sup> ADVISORY GROUP WORKING SESSION FEB. 09, 2011

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- **GUIDE FUTURE GROWTH THROUGH COLLECTIVE VISION**
  - **BALANCE MARKET INTERESTS VS. NEIGHBORHOOD CONCERNS**
  - **LAND USE CONTROL**
  - **UPDATE CURRENT ZONING**
  - **REGULATE BUILD-OUT TO TRANSPORTATION CAPACITY**
  - **CREATE NEW CONNECTIONS**
  - **ENHANCE PUBLIC TRANSPORTATION**



### New York Streets

- *physical/economic link - downtown, Chinatown, & South End*

### SOWA

- *vibrant mixed-use neighborhood*

### Back Streets

- *preserve light industrial uses*

### Medical Area

- *blend hospital & universities' historic & modern campus with adjacent residential & light industrial uses*



1. OPEN SPACE NETWORK
2. USE CORRIDORS
3. STREET GRID & BLOCK PATTERN
4. PUBLIC REALM – *PLACE-MAKING*
5. HEIGHT
6. FAR
7. STREETScape GUIDELINES

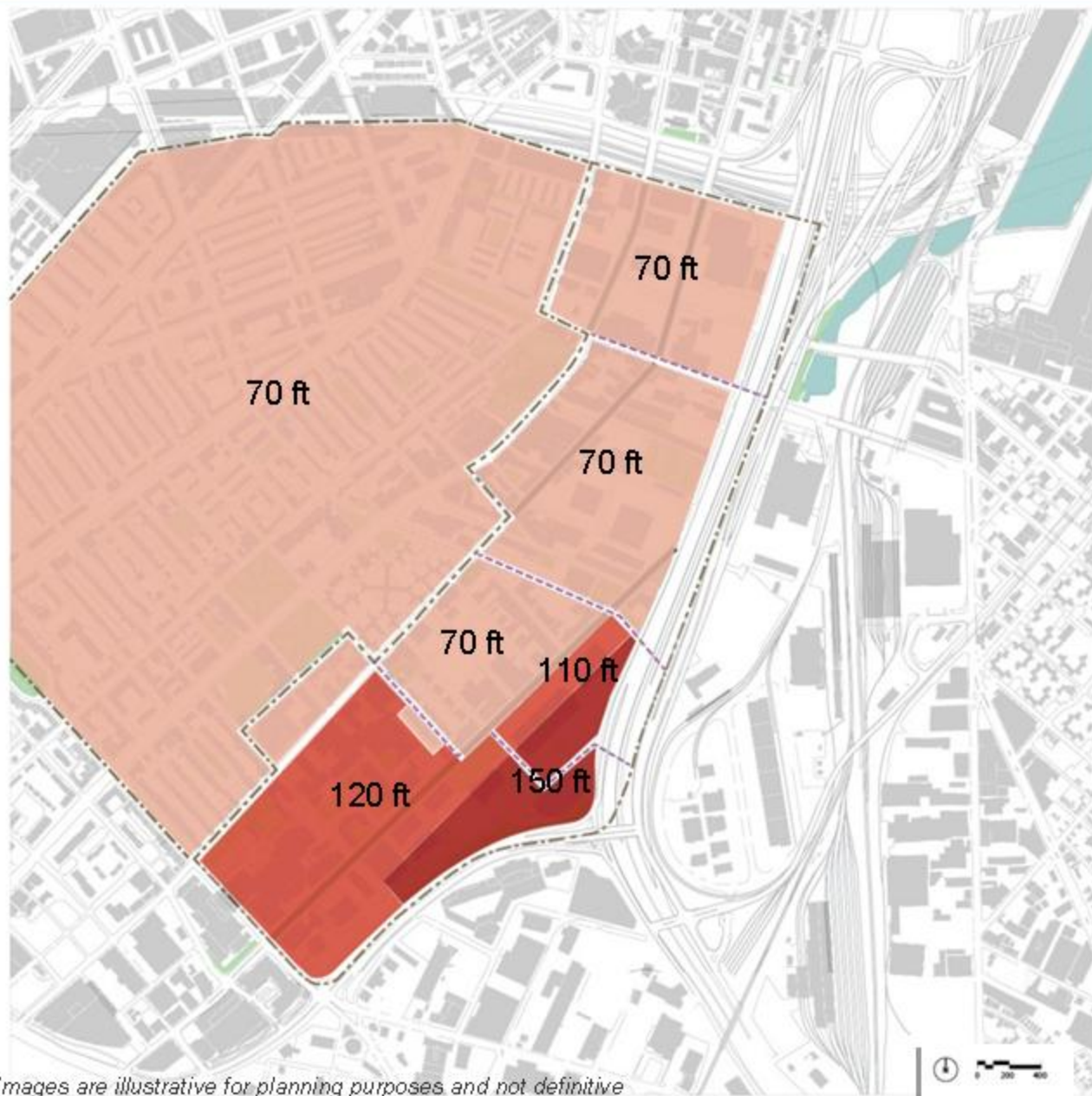


HEIGHT

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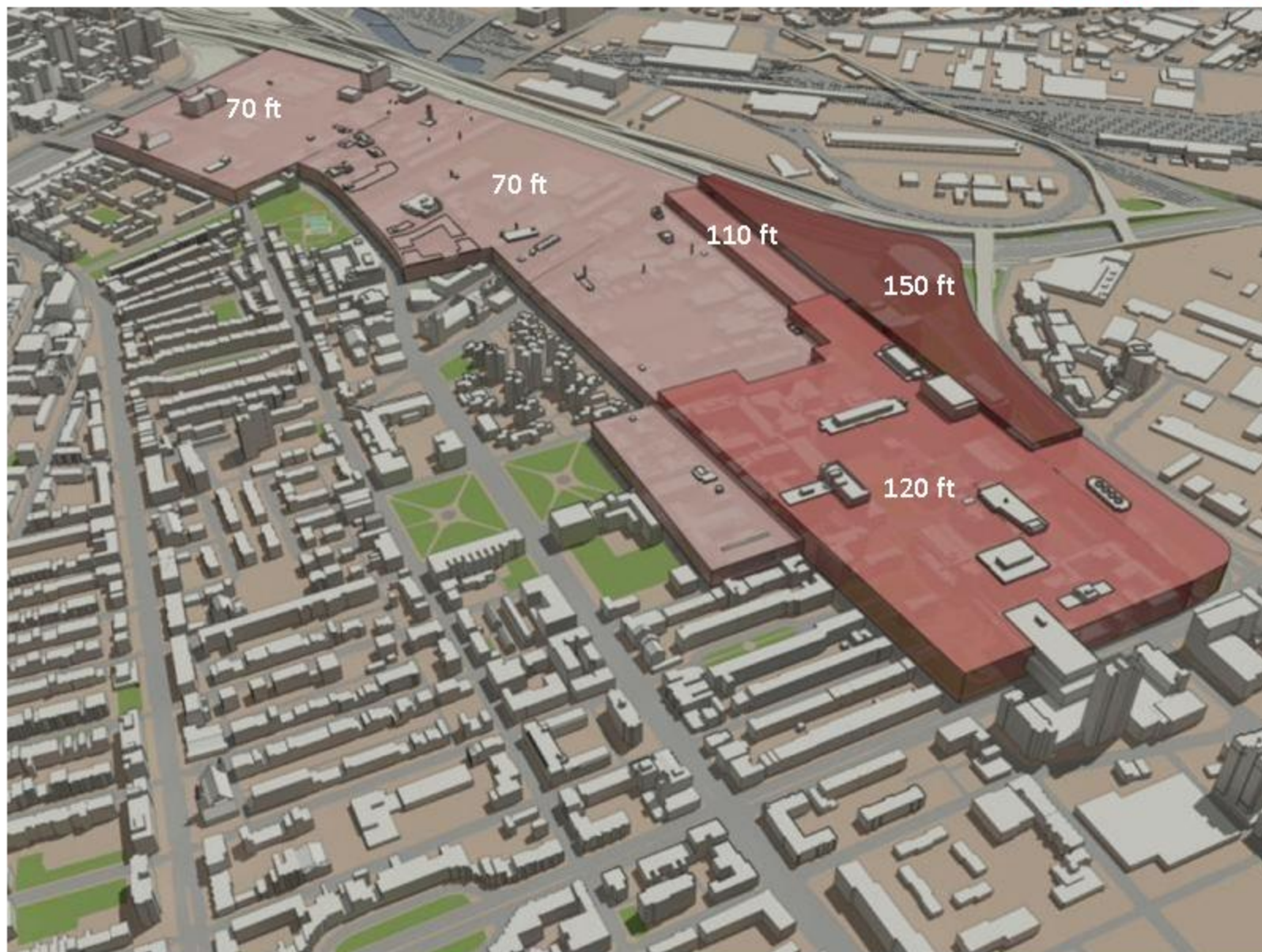
## EXISTING MAX. ZONING HEIGHT



- Images are illustrative for planning purposes and not definitive
- Linework does not represent actual alignments or dimensions and instead reflect general intent

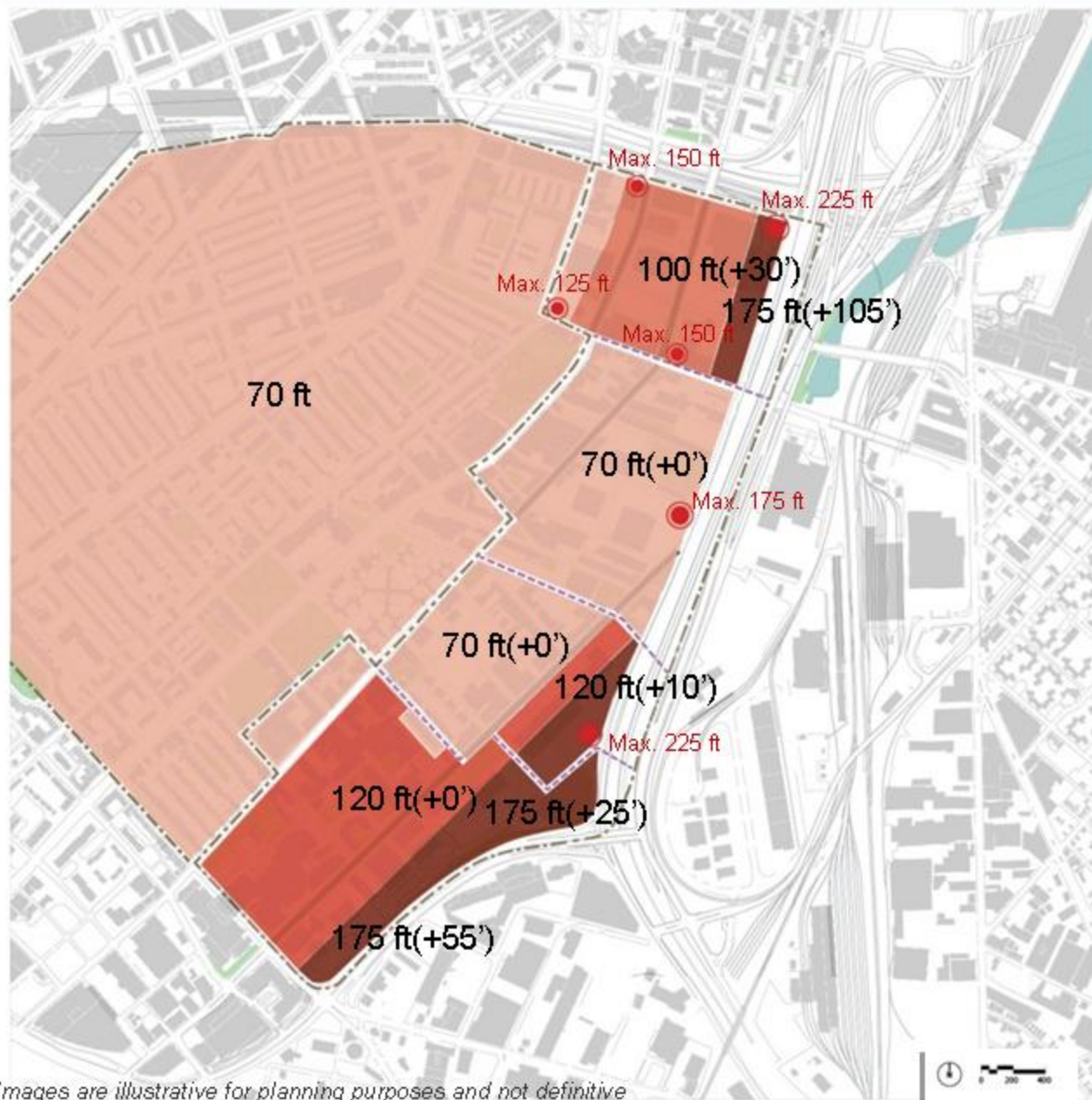


EXISTING MAX. ZONING HEIGHT





## PROPOSED MAX. HEIGHT



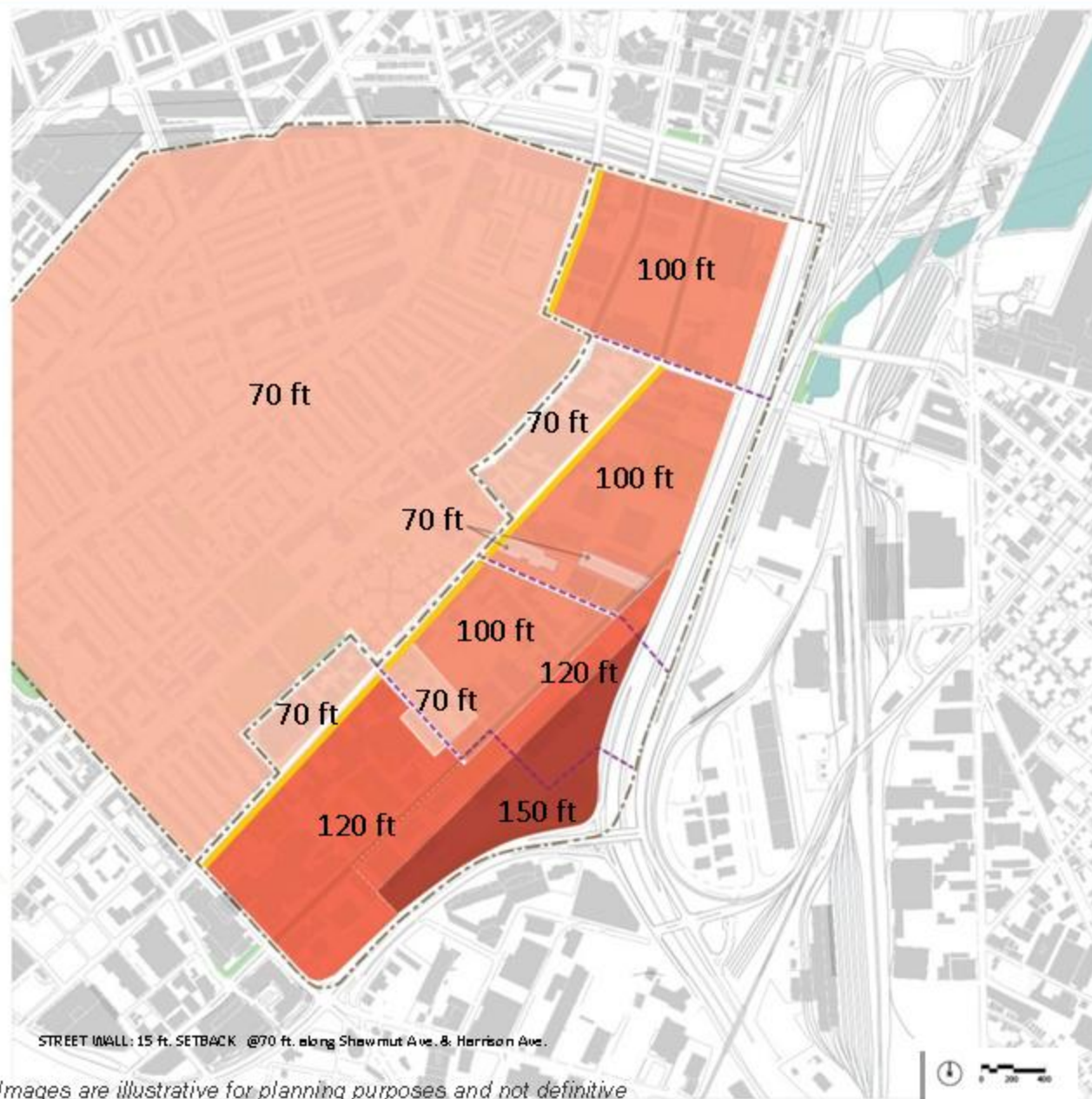
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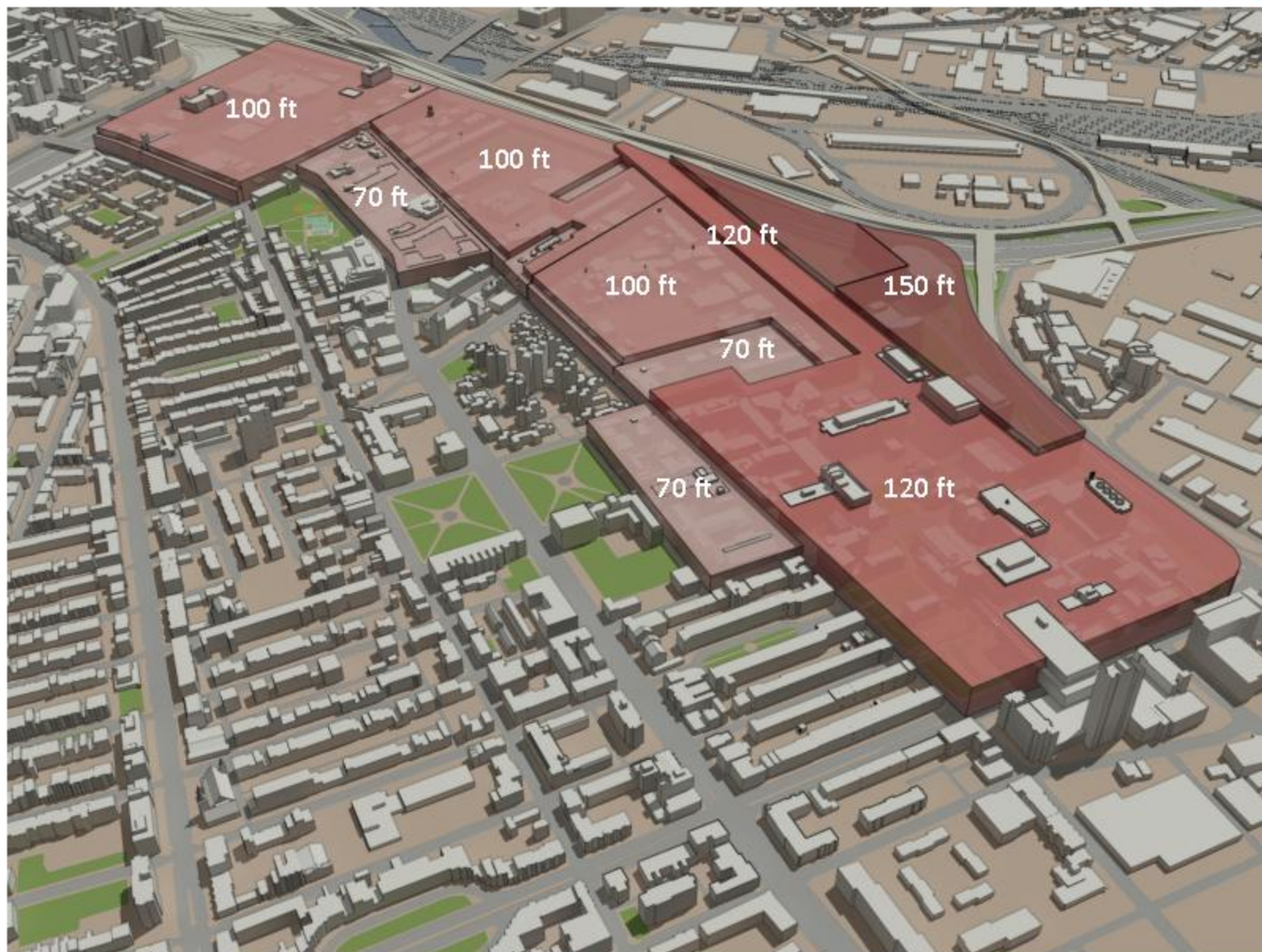


PROPOSED BASE HEIGHT

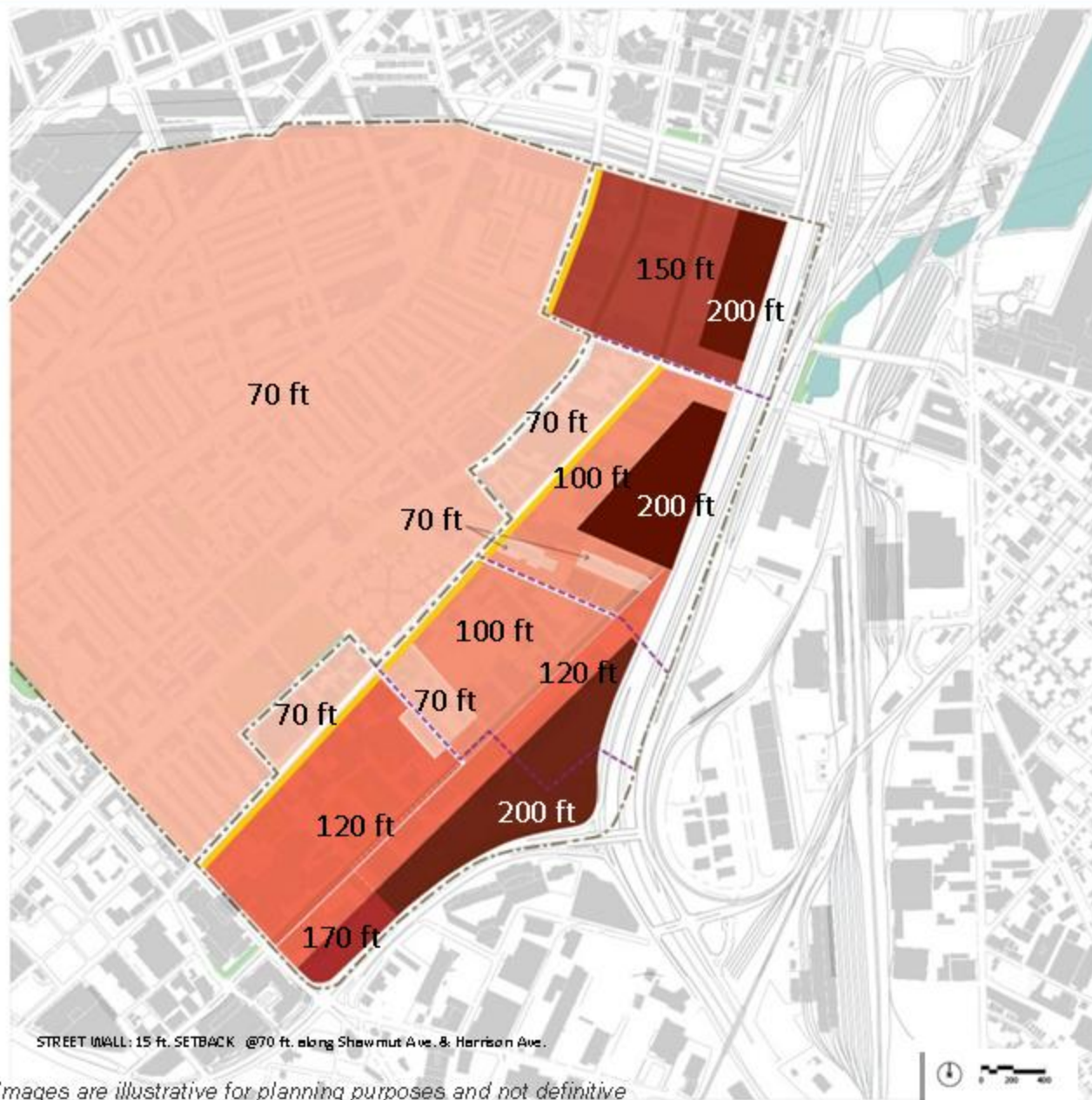


STREET WALL: 15 ft. SETBACK @70 ft. along Shewmut Ave. & Harrison Ave.

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## PROPOSED INCENTIVE HEIGHT



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PROPOSED INCENTIVE HEIGHT

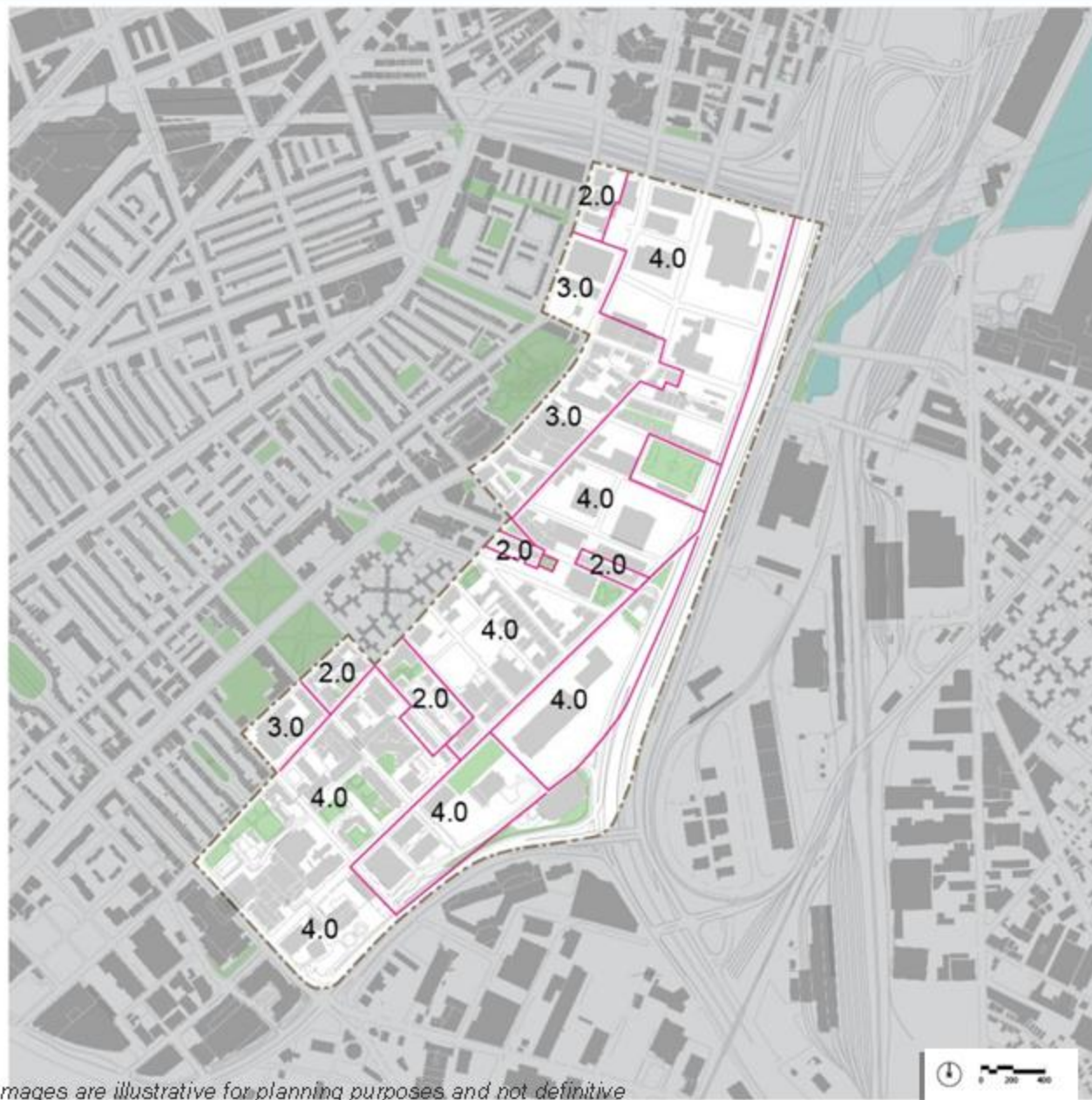


▪ Images are illustrative for planning purposes and not definitive

FAR

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## EXISTING MAX. ZONING FAR

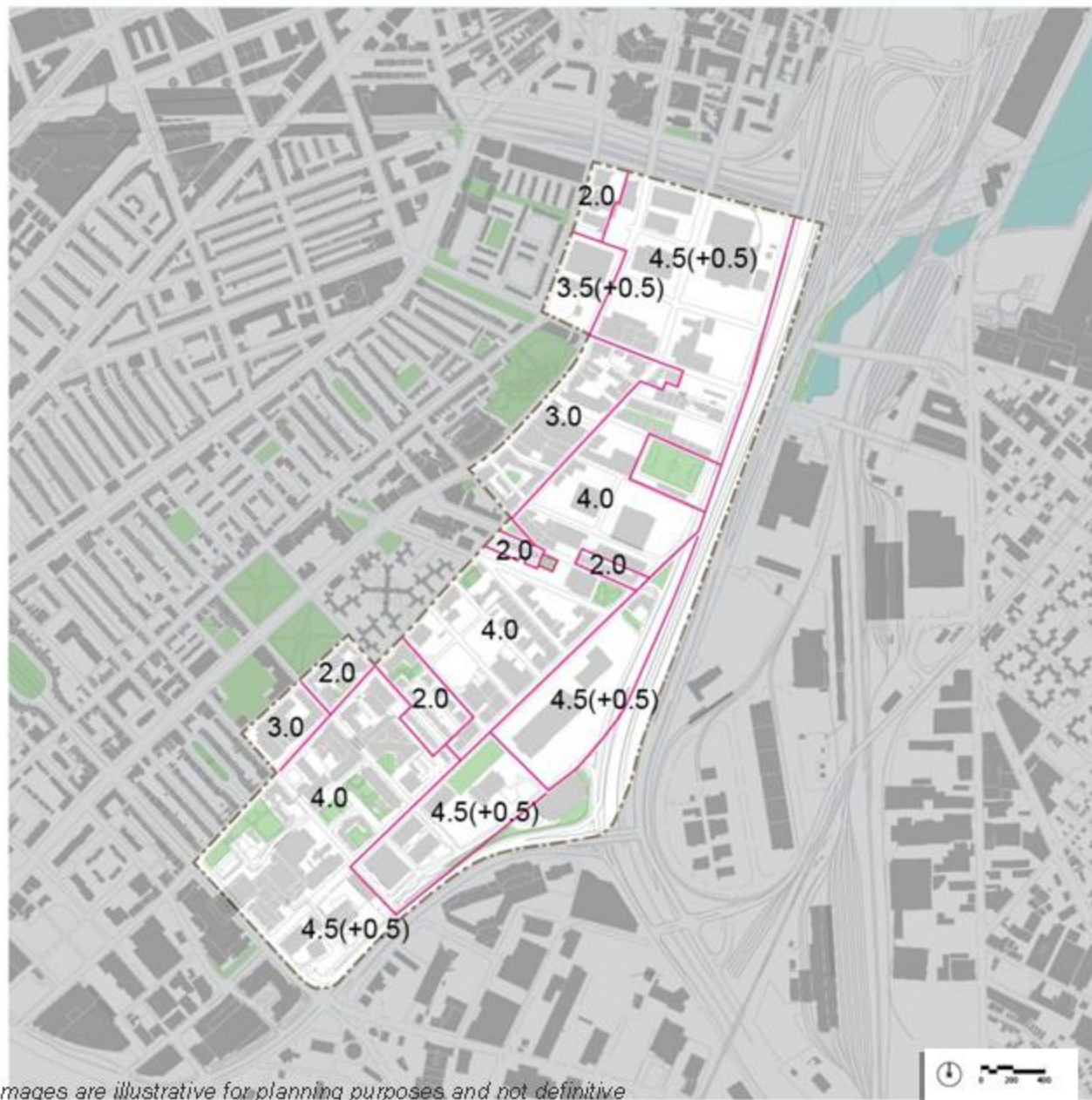


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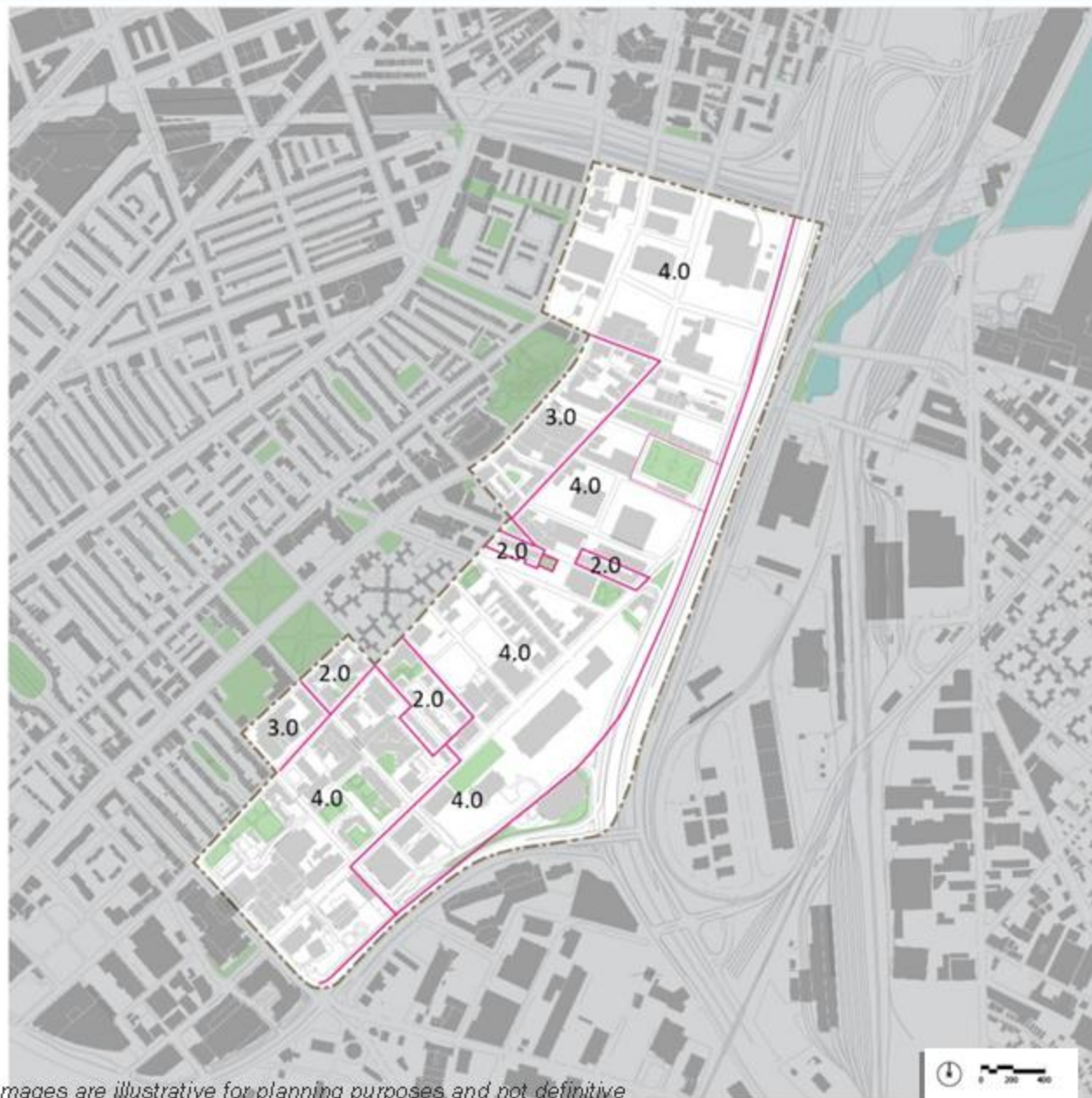


PROPOSED MAX. ZONING FAR



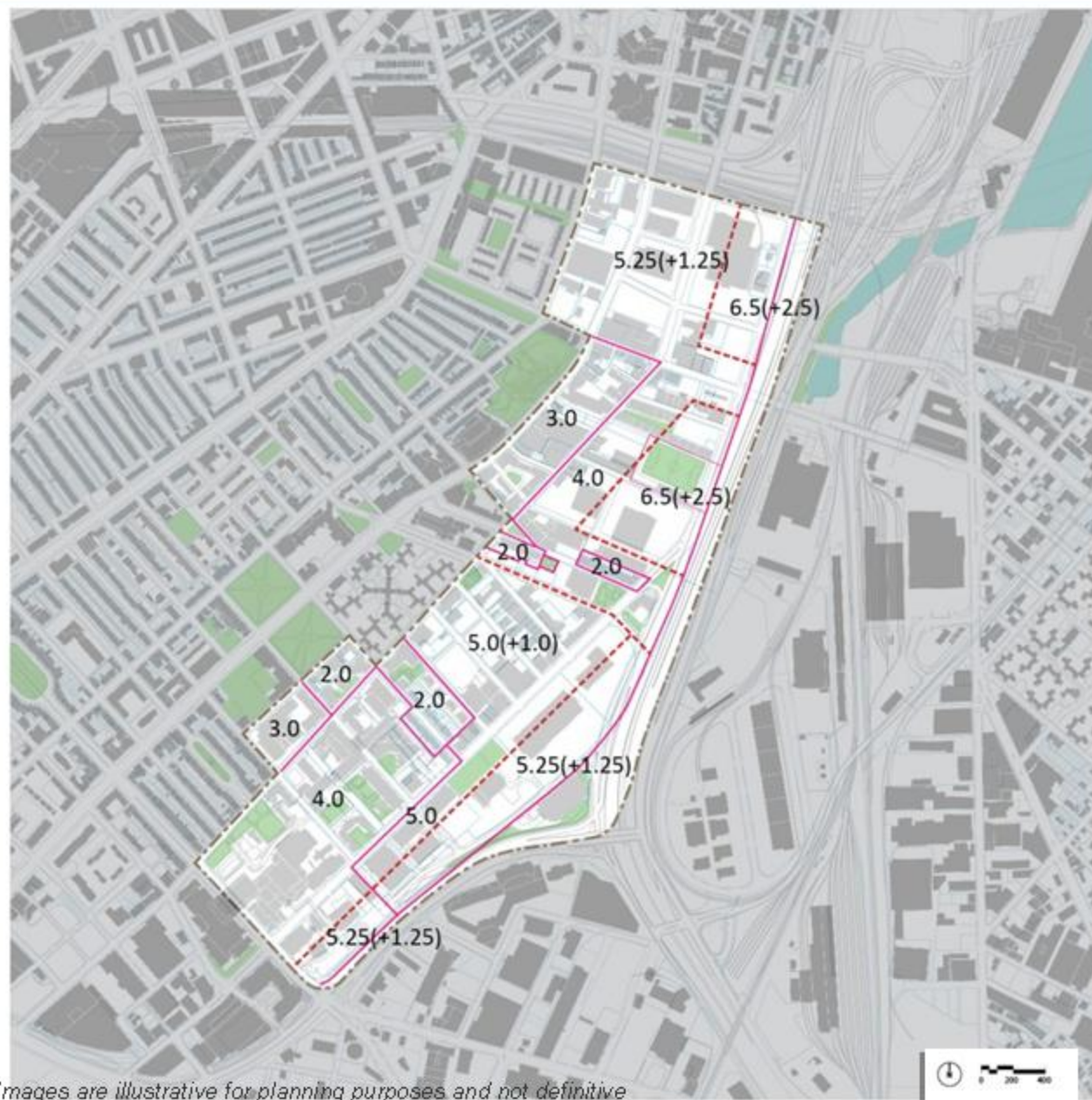
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## PROPOSED BASE FAR



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PROPOSED INCENTIVE FAR



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## TRANSPORTATION

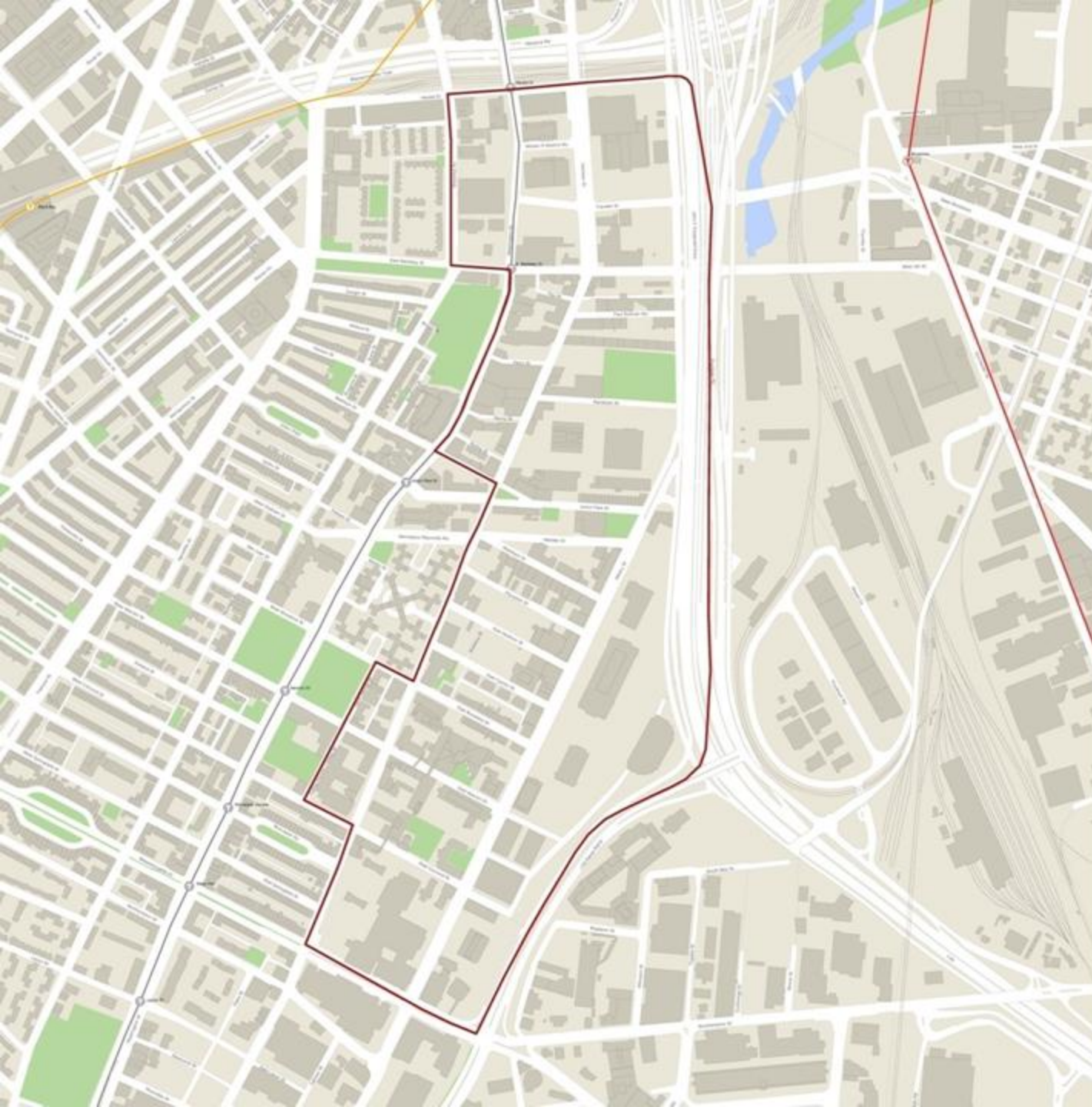
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### **TRAFFIC COMPONENT**

- Existing Conditions
- Future Conditions

### **PARKING**

- On-Street
- Off-Street



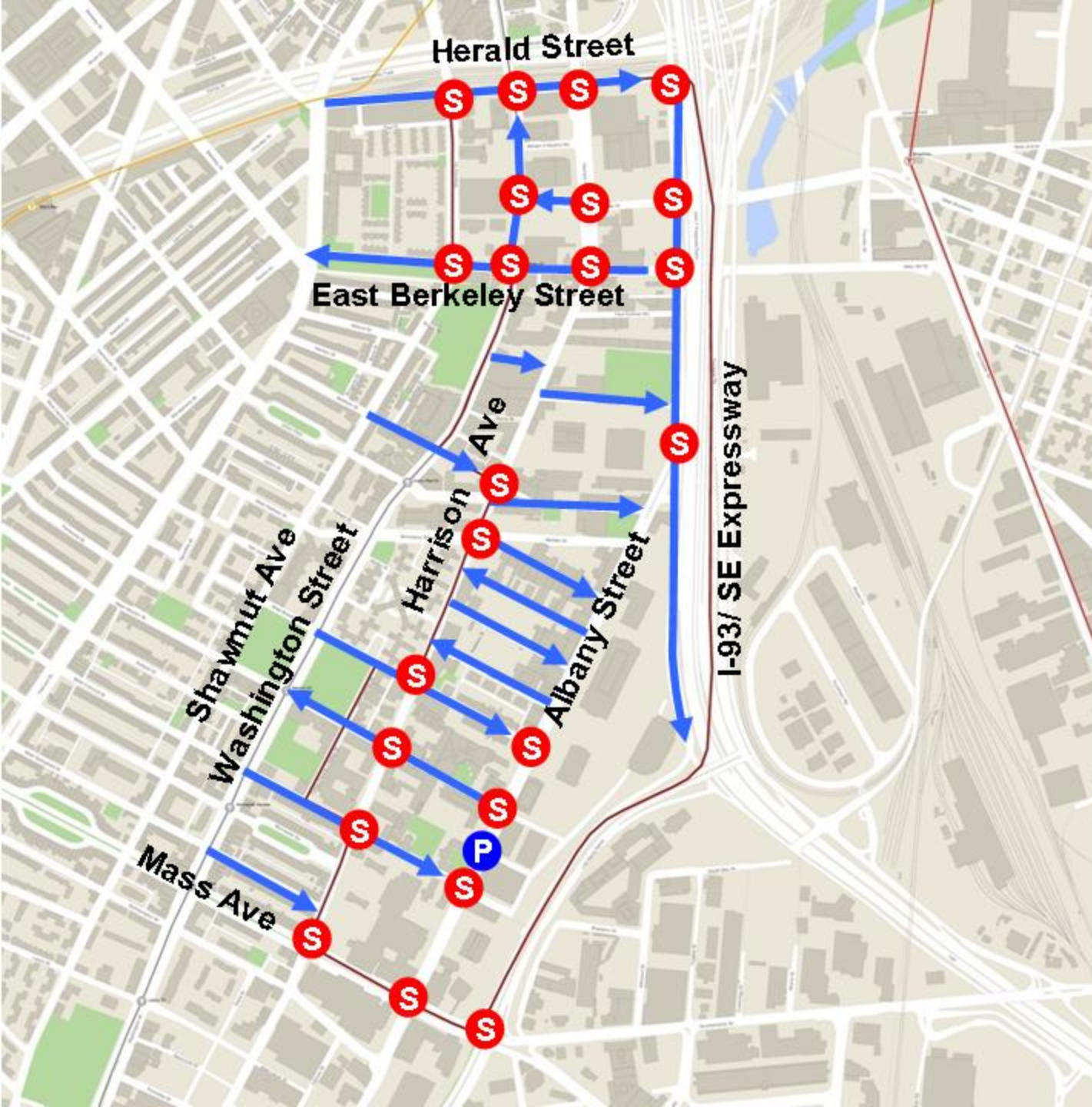
**TRANSPORTATION**

**TRAFFIC  
COMPONENT**

Existing Conditions

# TRANSPORTATION

2010 EXISTING  
TRAFFIC CONTROLS

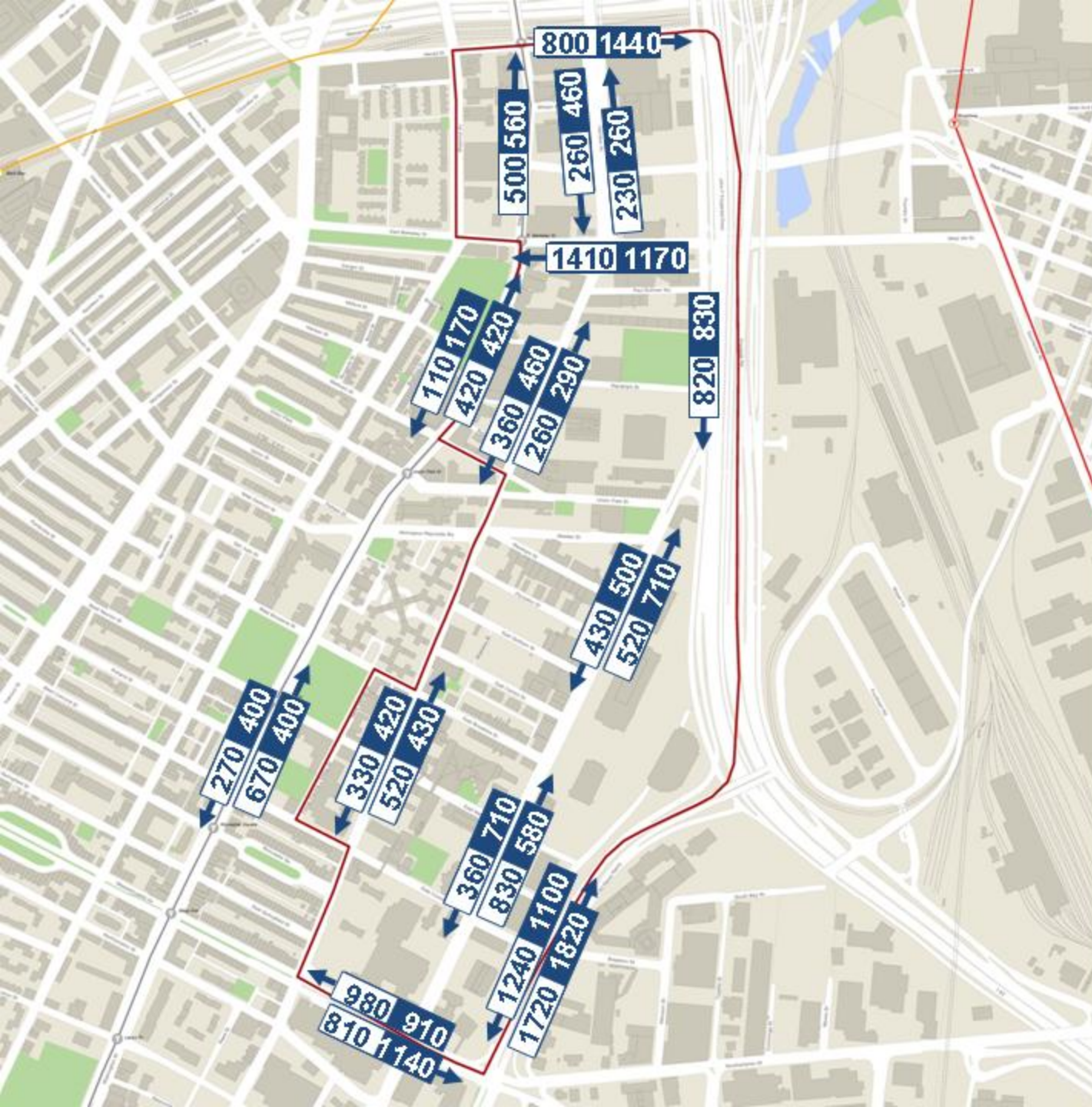


## LEGEND

- P** Pedestrian Signal
- S** Signal

# TRANSPORTATION

2010 EXISTING  
TRAFFIC VOLUMES



LEGEND






AM PM

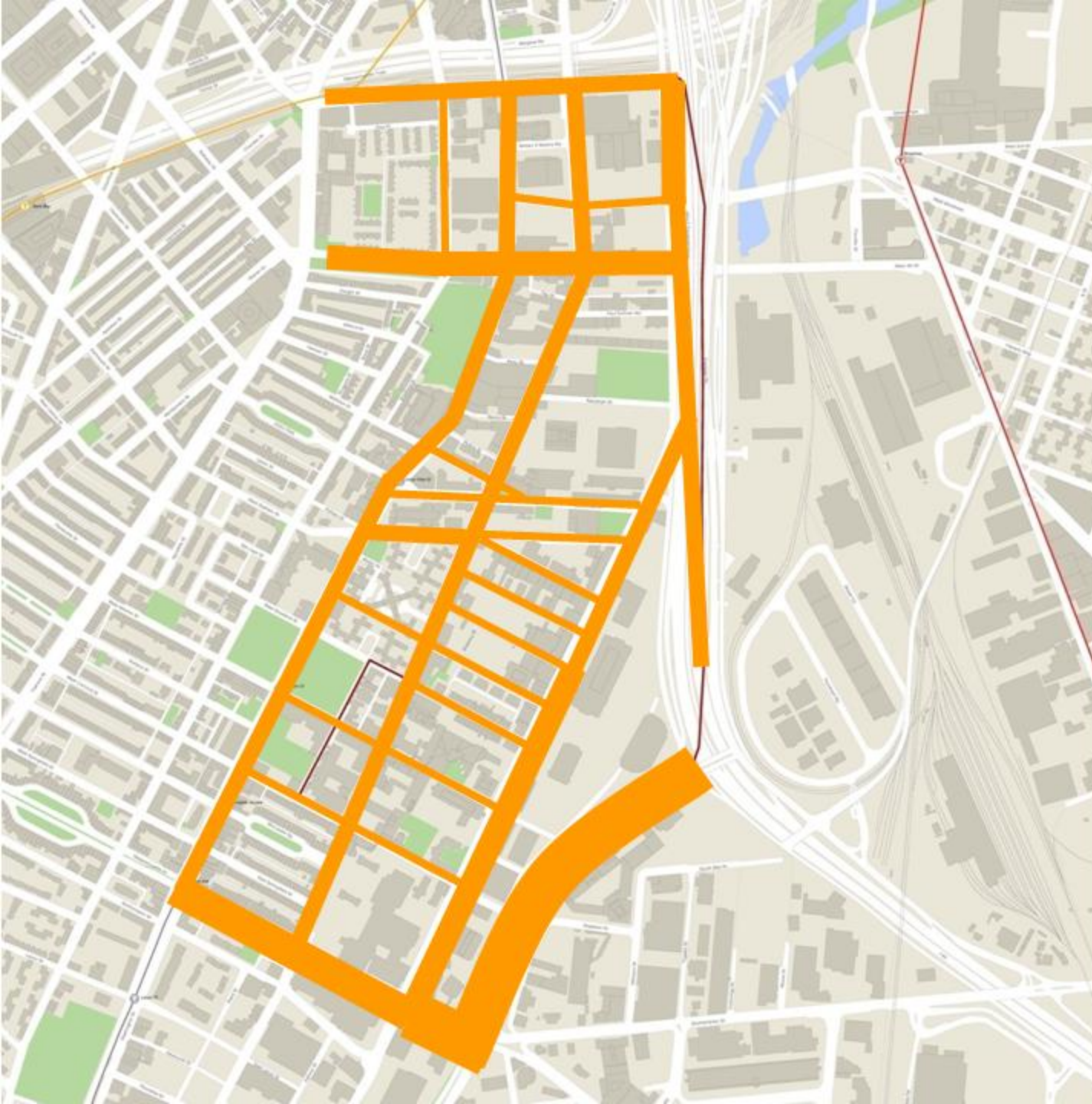
## TRANSPORTATION

2010 EXISTING  
TRAFFIC VOLUME  
COMPARISON

AM PEAK HOUR

### LEGEND

-  <500 vph
-  500-1000 vph
-  1000-1500 vph
-  1500-2000 vph
-  >2000 vph










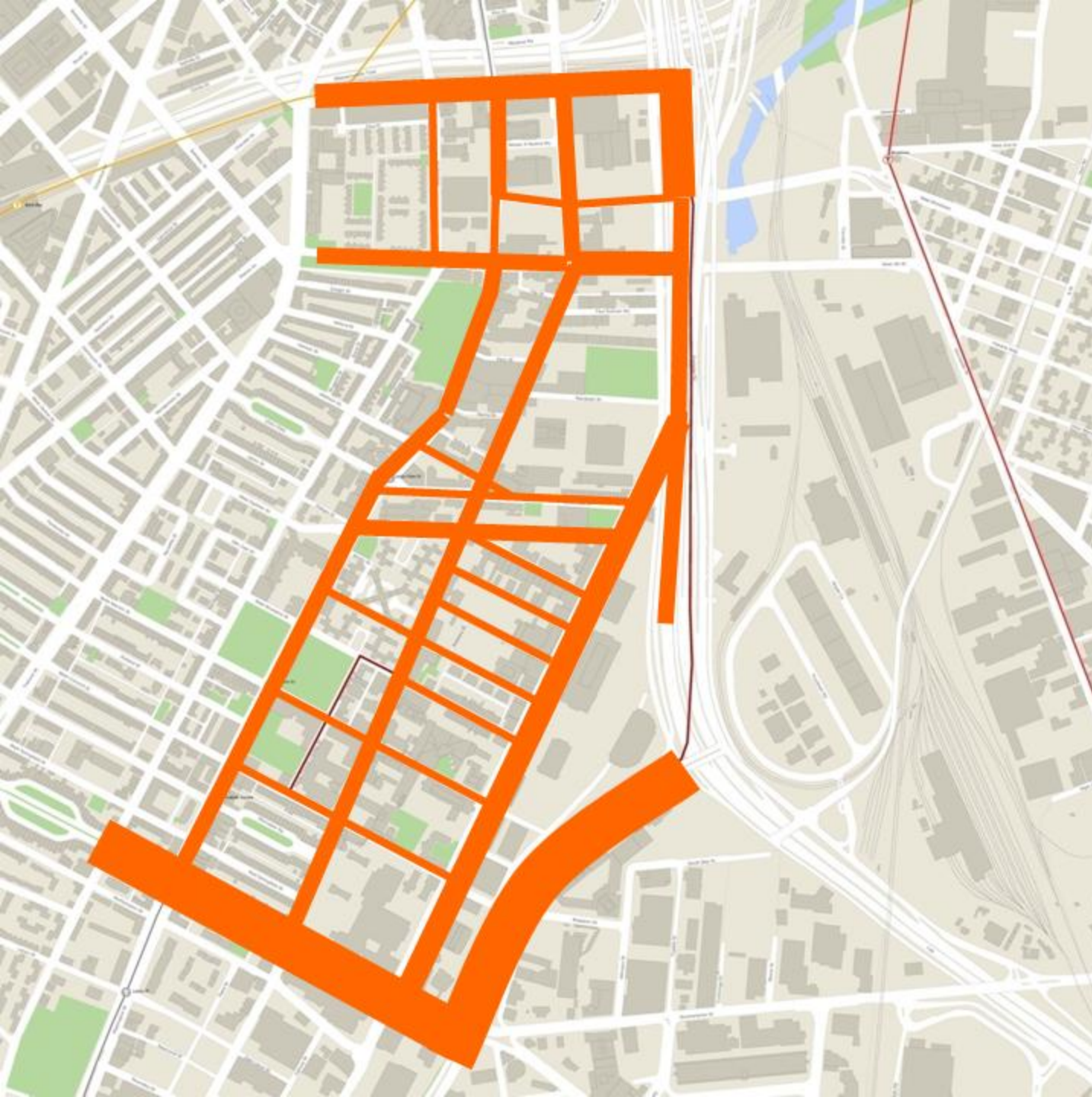
## TRANSPORTATION

2010 EXISTING  
TRAFFIC VOLUME  
COMPARISON

PM PEAK HOUR

### LEGEND

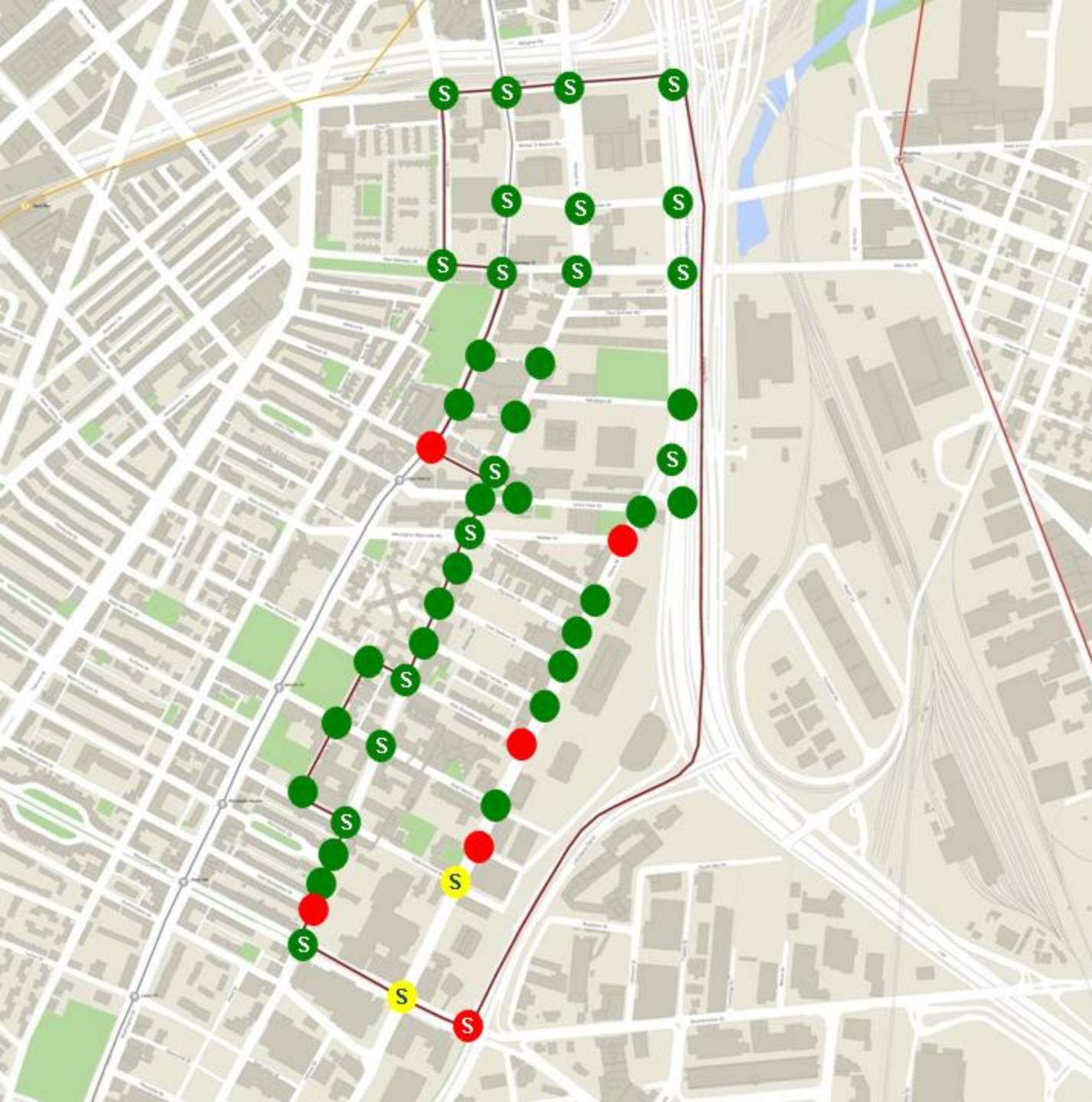
-  <500 vph
-  500-1000 vph
-  1000-1500 vph
-  1500-2000 vph
-  >2000 vph



## TRANSPORTATION

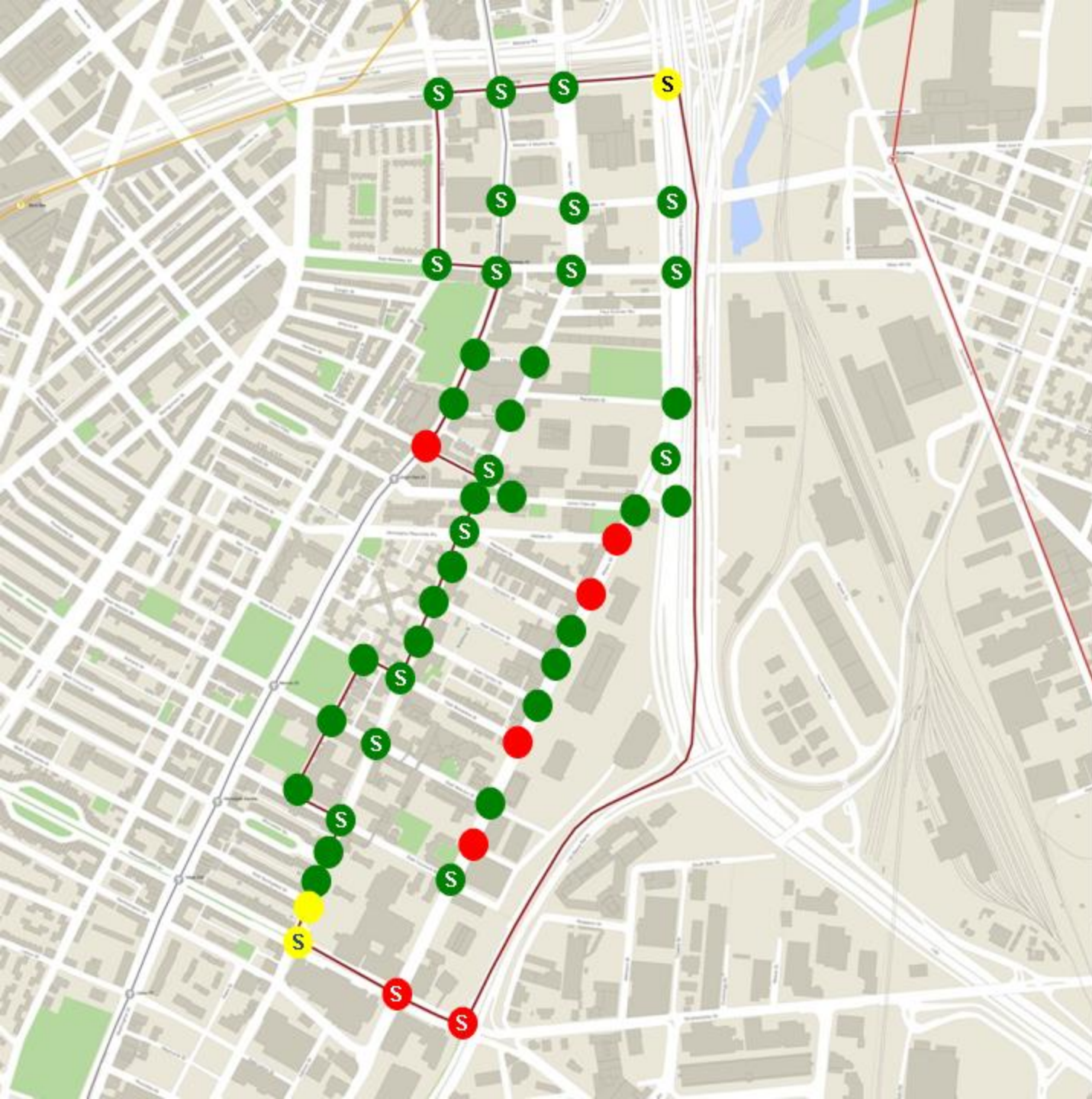
2010 EXISTING  
TRAFFIC OPERATIONS

AM PEAK HOUR



### LEGEND

- LOS A-D
- LOS E
- LOS F
- S Signal



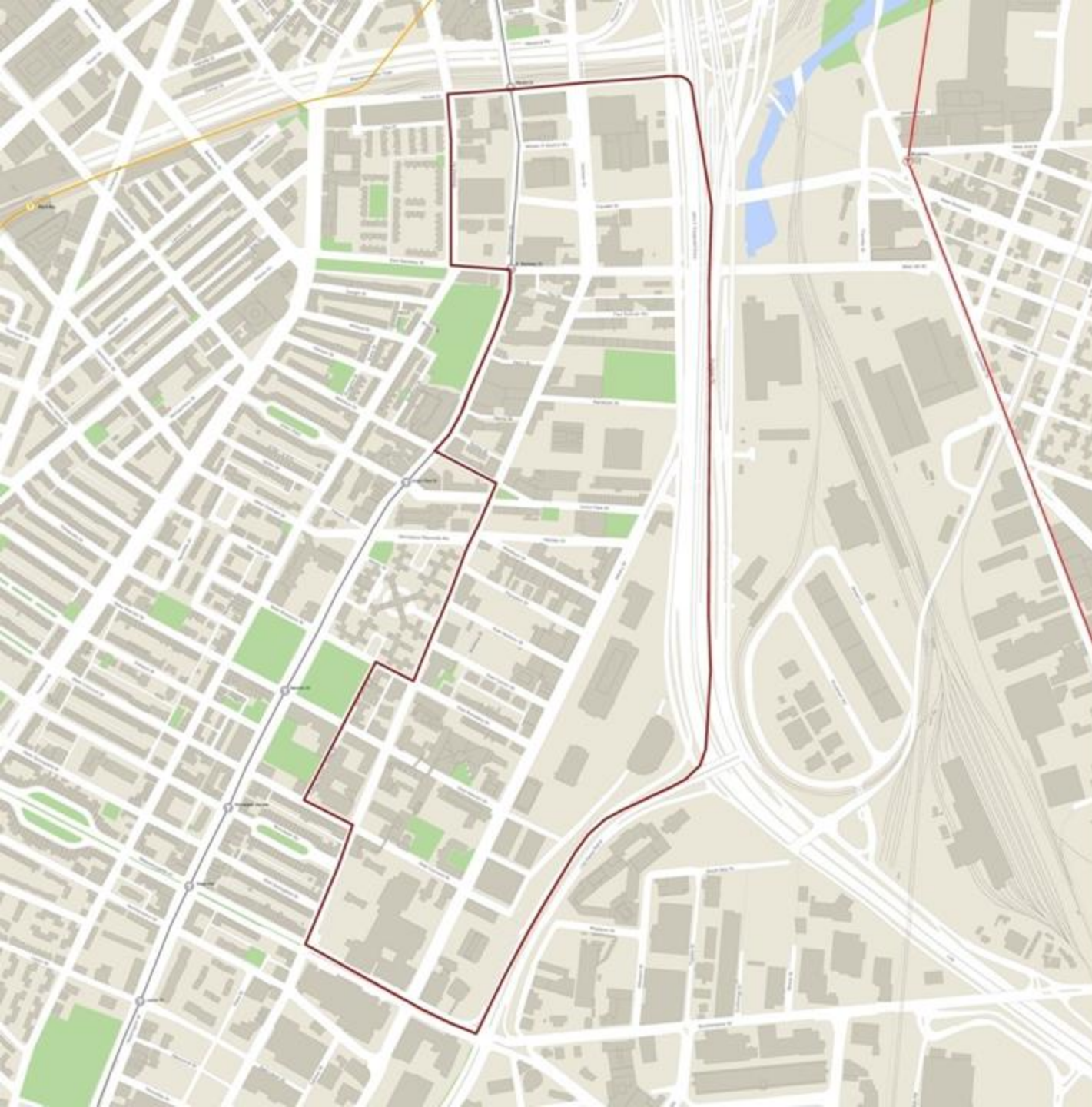
# TRANSPORTATION

2010 EXISTING  
TRAFFIC OPERATIONS

PM PEAK HOUR

## LEGEND

- LOS A-D
- LOS E
- LOS F
- S Signal

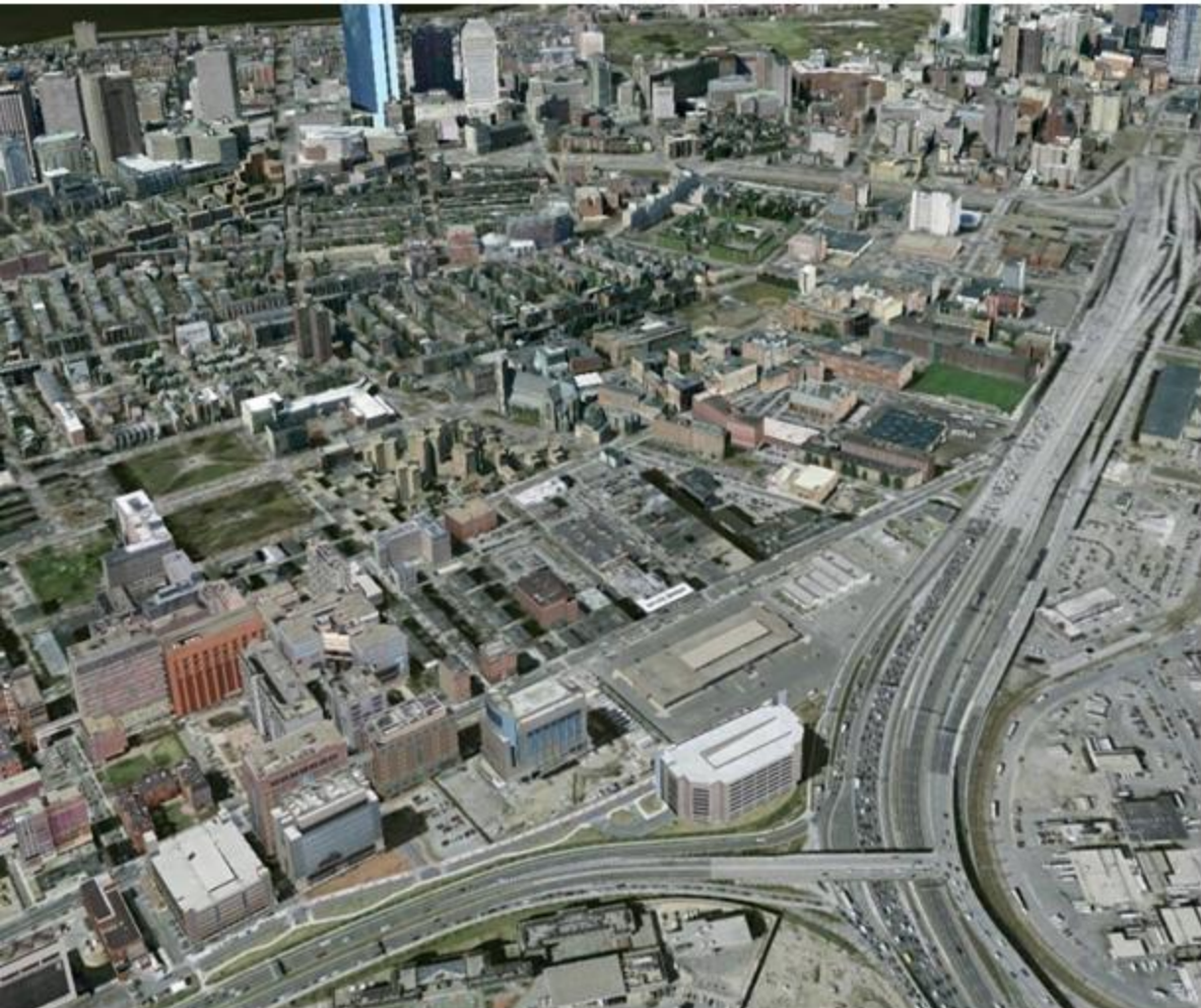


**TRANSPORTATION**

**TRAFFIC  
COMPONENT**

Future Conditions

# TRANSPORTATION



## FULL BUILD-OUT ASSUMPTIONS FOR TRAFFIC MODELLING

NY	3.9 million SF
SOWA	2.2 million SF
BACK STREETS	2.8 million SF
BU MEDICAL	1.1 million SF

**TOTAL GSF      10 million New SF**

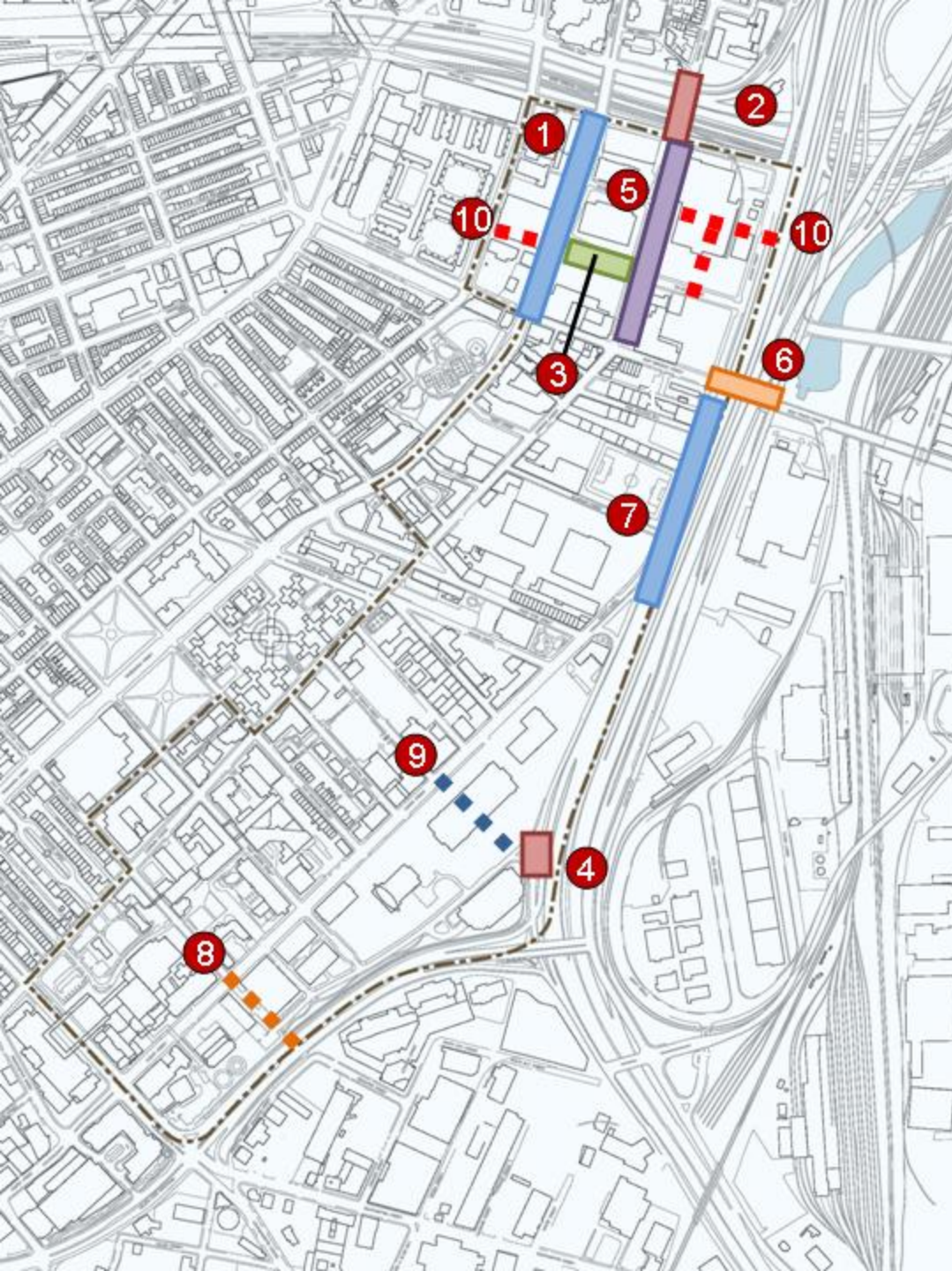
### TRAFFIC GENERATION PURPOSES

**Adjusted GSF      7.3 million New SF**  
(GSF - 32% for Parking = Leasable GSF)

*\* Existing GSF in study area is ~7 million SF*

## TRANSPORTATION

### ASSUMED TRANSPORTATION NETWORK IMPROVEMENTS



1. Two-Way Washington St.
2. Two-Way Harrison Ave. Br.
3. Two-Way Traveler St.
4. Complete Connection to Frontage Rd.
5. Reduce Cross-Section on Harrison Ave
6. Two-Way E. Berkeley St.
7. Reduce Cross-Section on Albany St.
8. East Concord St. Extension
9. East Dedham St. Extension
10. New local/service roadways in NY Streets area

# TRANSPORTATION

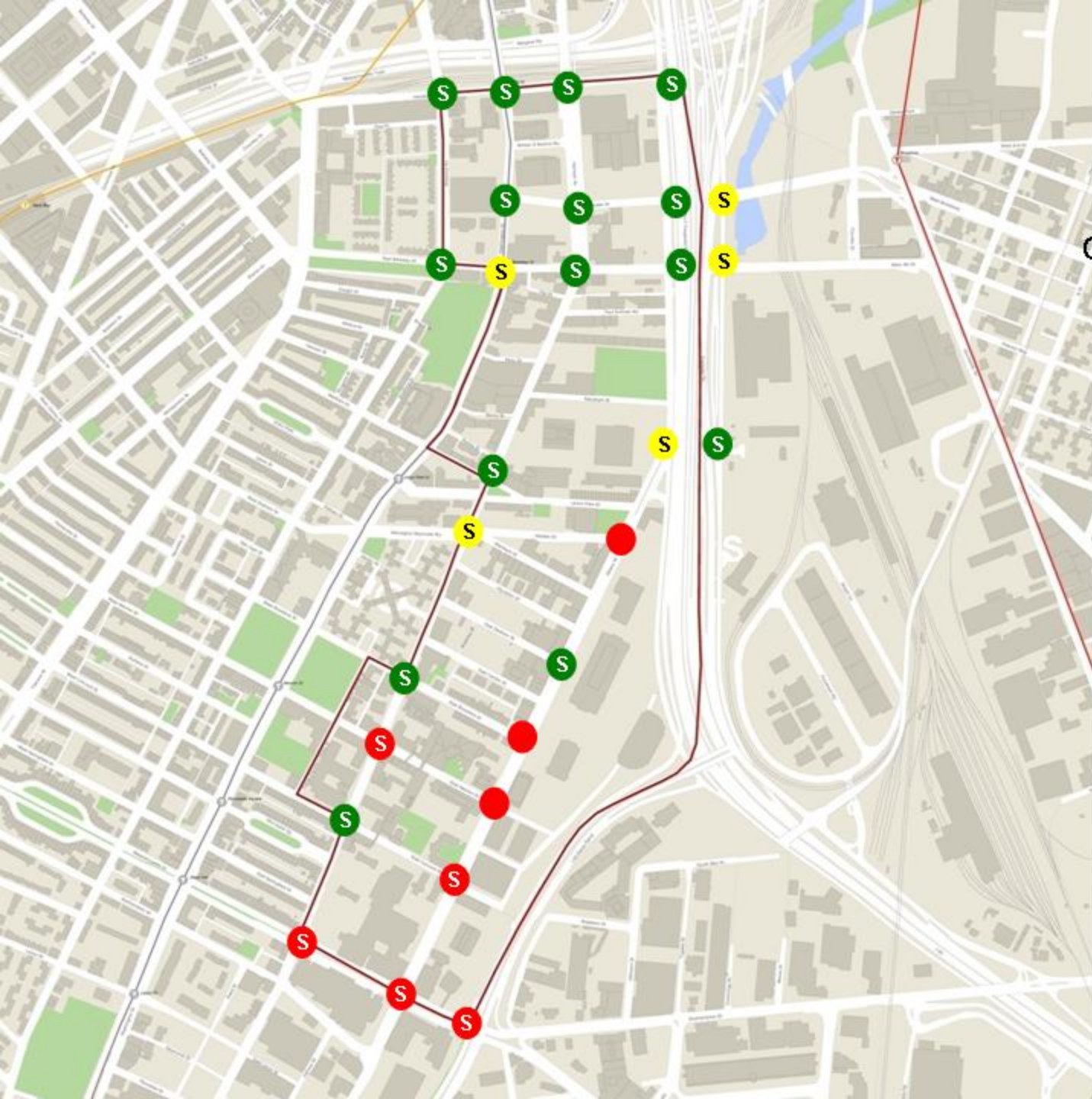
FULL BUILD TRAFFIC  
OPERATIONS WITHOUT  
IMPROVEMENTS

AM PEAK HOUR

Key Locations

## LEGEND

- LOS A-D
- LOS E
- LOS F
- S Signal



## TRANSPORTATION

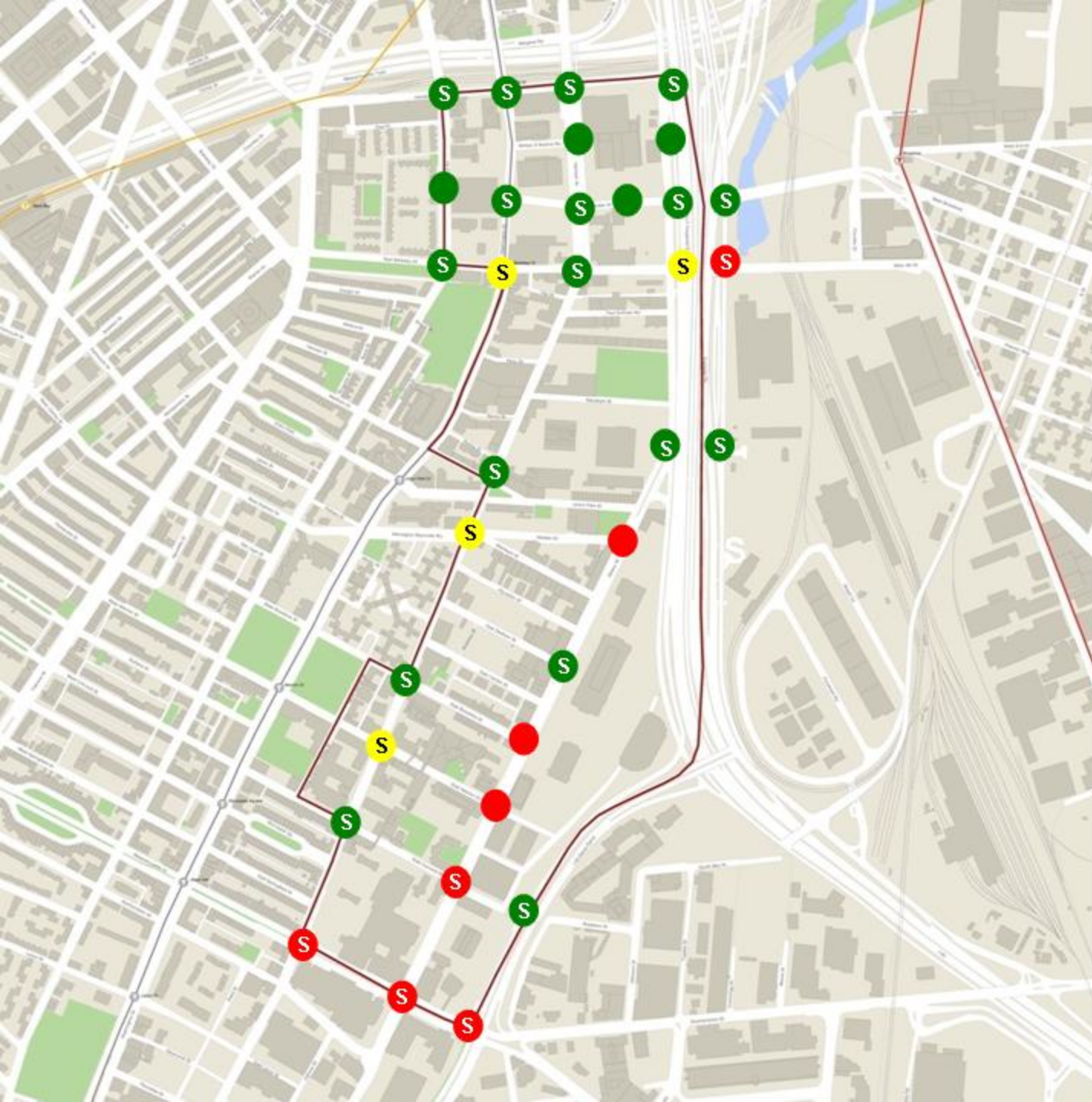
FULL BUILD TRAFFIC  
OPERATIONS WITH  
IMPROVEMENTS

AM PEAK HOUR

Key Locations

### LEGEND

- LOS A-D
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## TRANSPORTATION

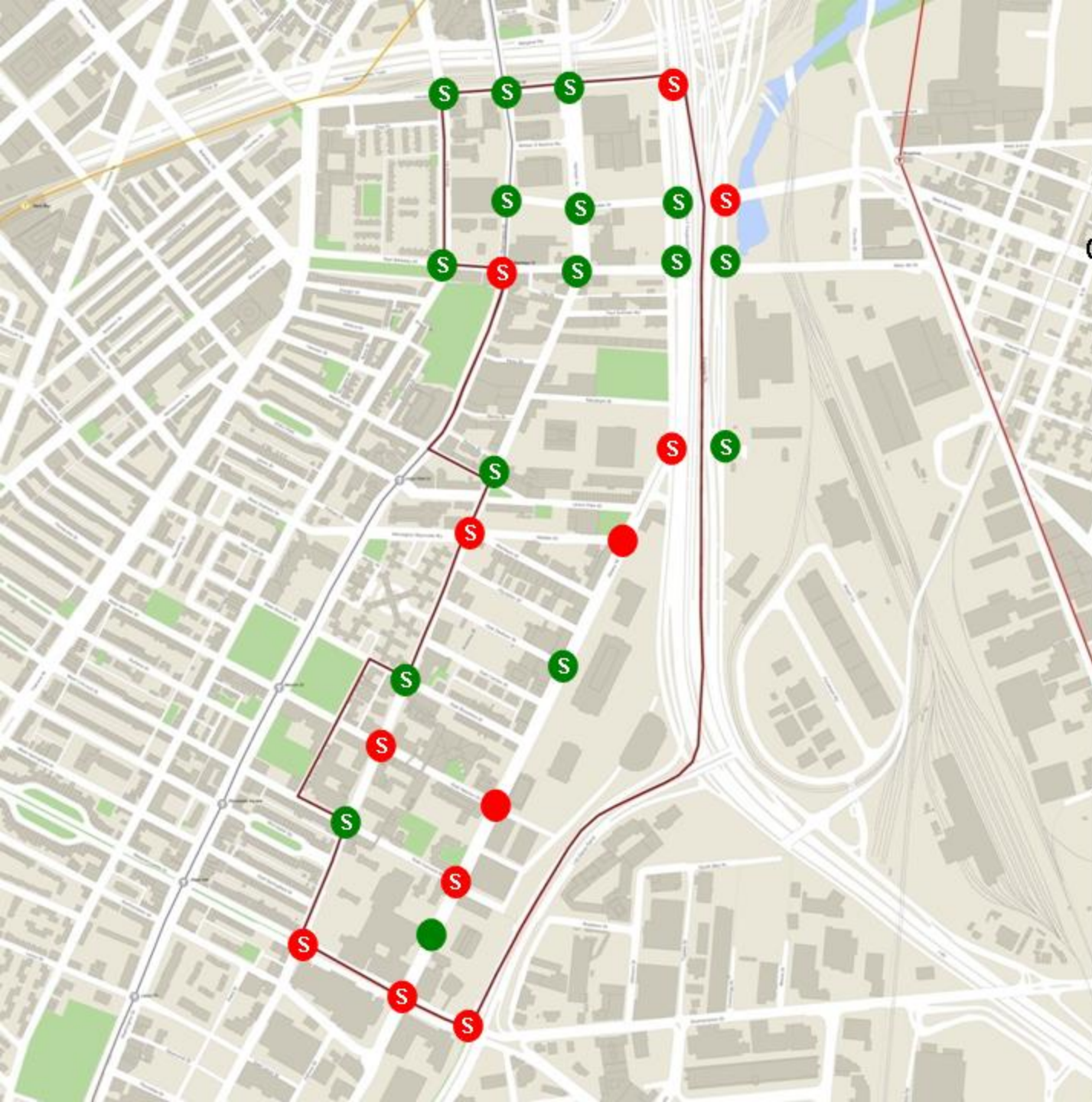
FULL BUILD TRAFFIC  
OPERATIONS WITHOUT  
IMPROVEMENTS

PM PEAK HOUR

Key Locations

### LEGEND

- LOS A-D
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## TRANSPORTATION

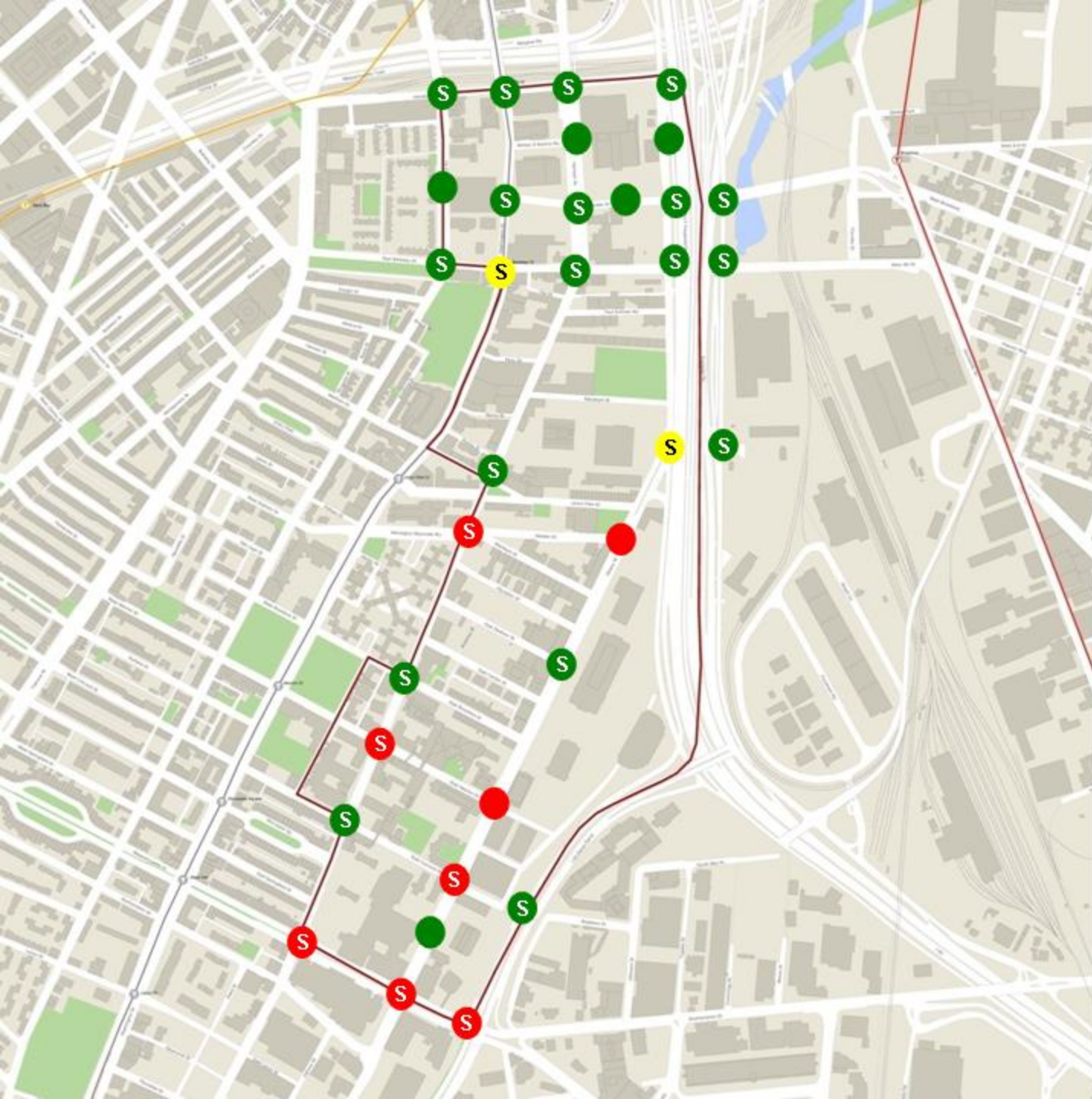
FULL BUILD TRAFFIC  
OPERATIONS WITH  
IMPROVEMENTS

PM PEAK HOUR

Key Locations

### LEGEND

- LOS A-D
- LOS E
- LOS F
- S Signal



## TRANSPORTATION

### TRANSPORTATION RECOMMENDATIONS

#### SHORT RANGE

1. Two-Way Washington St.
  2. Two-Way Harrison Ave. Br.
  3. Two-Way Traveler St.
  4. Complete Connection to Frontage Rd.
- A. Improved signage and Pavement Markings

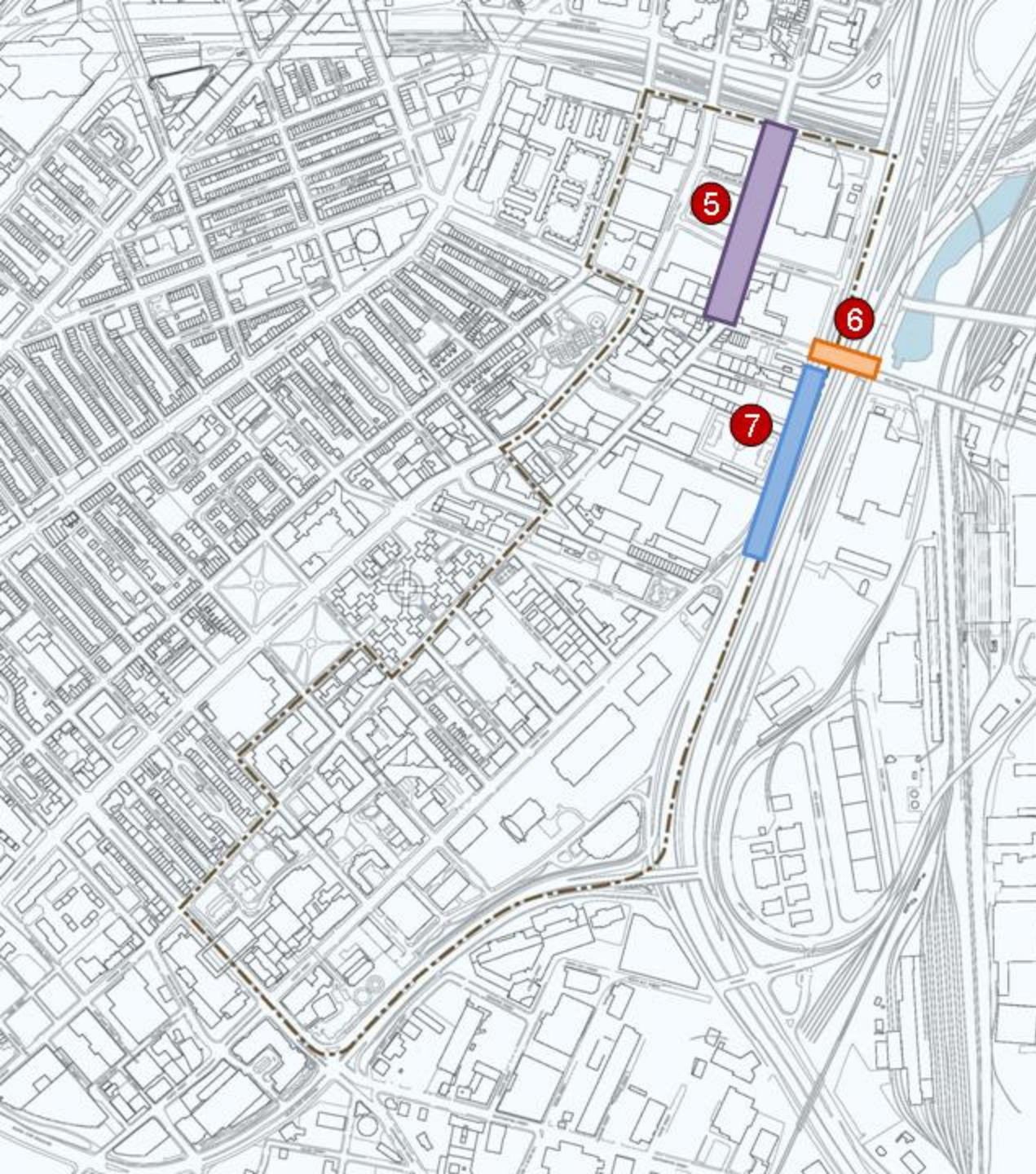


## TRANSPORTATION

### TRANSPORTATION RECOMMENDATIONS

#### MEDIUM RANGE

5. Reduce Cross-Section on Harrison Ave
6. Two-Way E. Berkeley St.
7. Reduce Cross-Section on Albany St.



# TRANSPORTATION

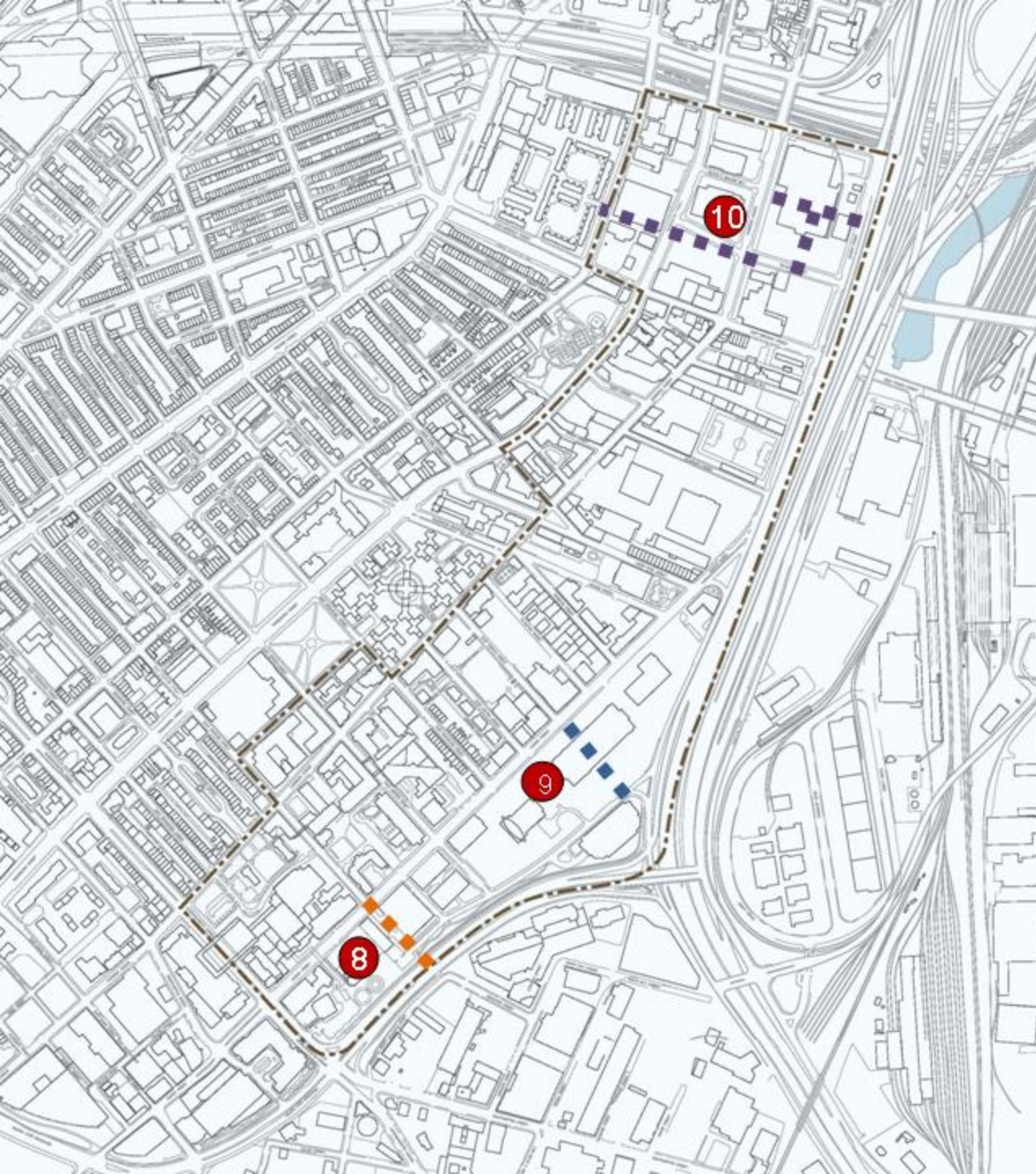
## TRANSPORTATION RECOMMENDATIONS

### LONG RANGE/ DEVELOPMENT -RELATED

8. East Concord St. Extension

9. East Dedham St. Extension

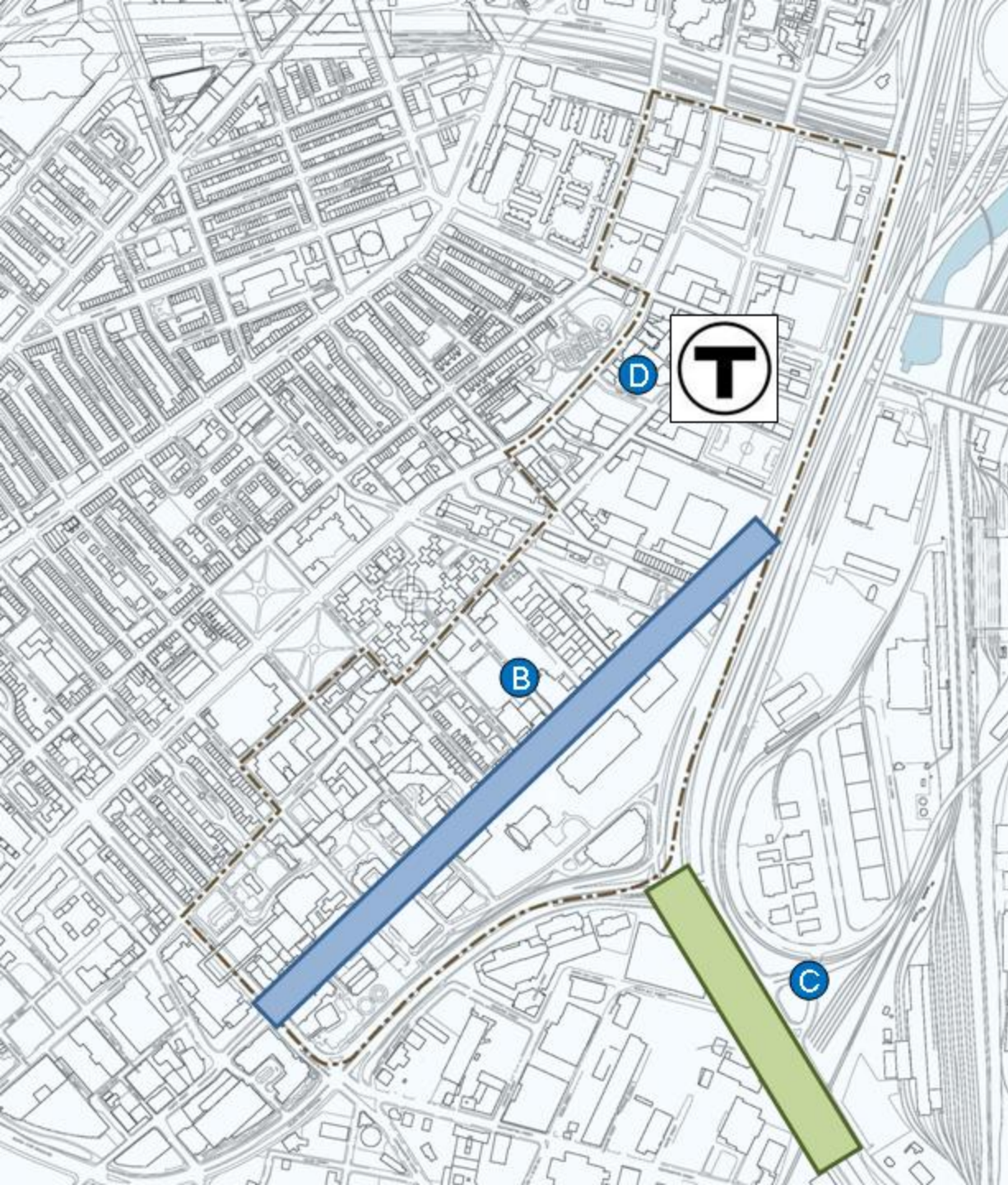
10. New local/service  
roadways in NY Streets area



## TRANSPORTATION

### TRANSPORTATION RECOMMENDATIONS

### ADDITIONAL LONG RANGE IMPROVEMENTS



#### B. Albany Street

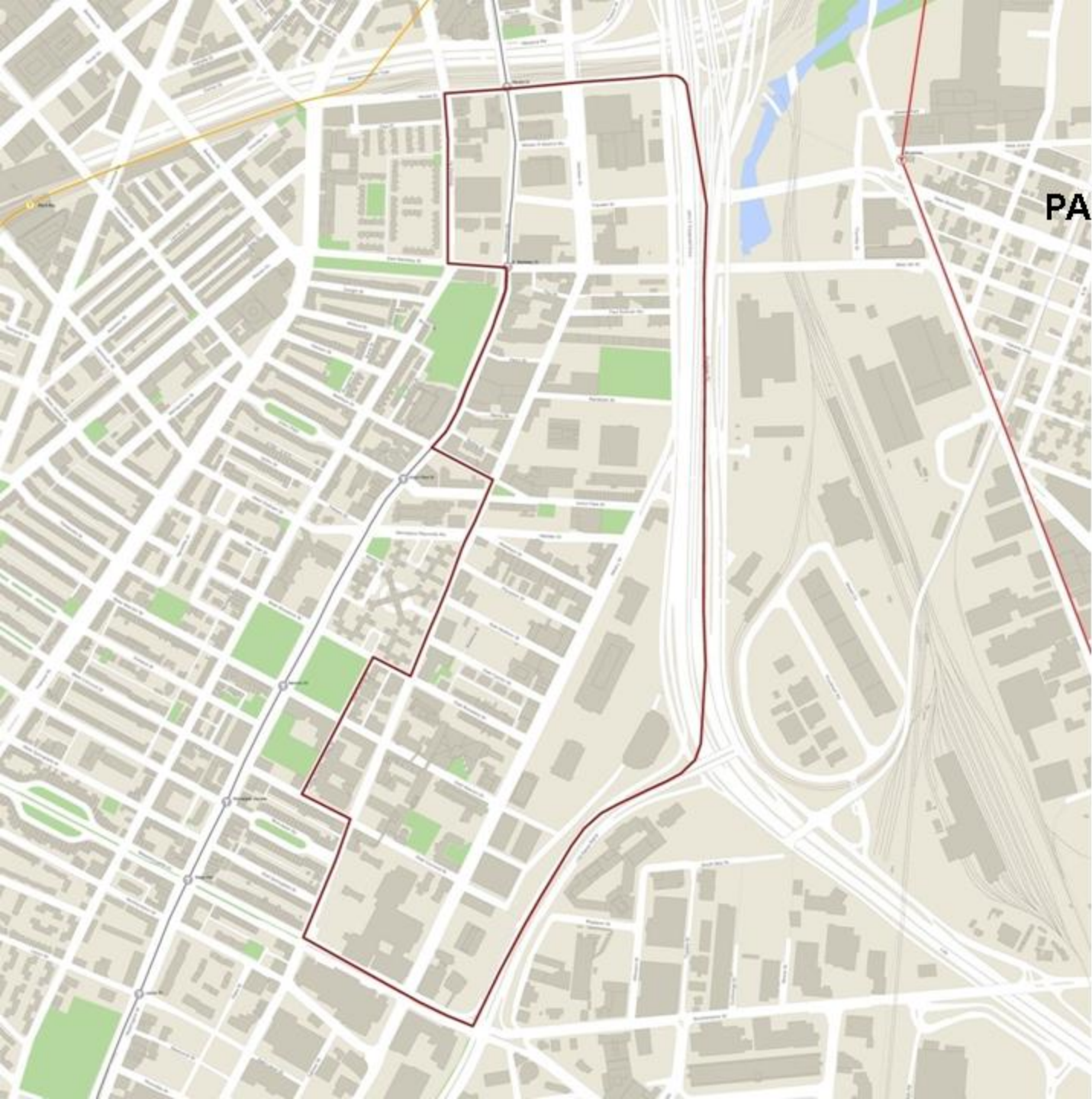
- Restripe to provide turning lanes & increased capacity at intersections

#### C. Regional Highway System

- Enhance regional connectivity – better ramp operations

#### D. Transit System Improvements

- Improved connectivity to Red/Silver and Orange lines
- More frequent and additional bus connections

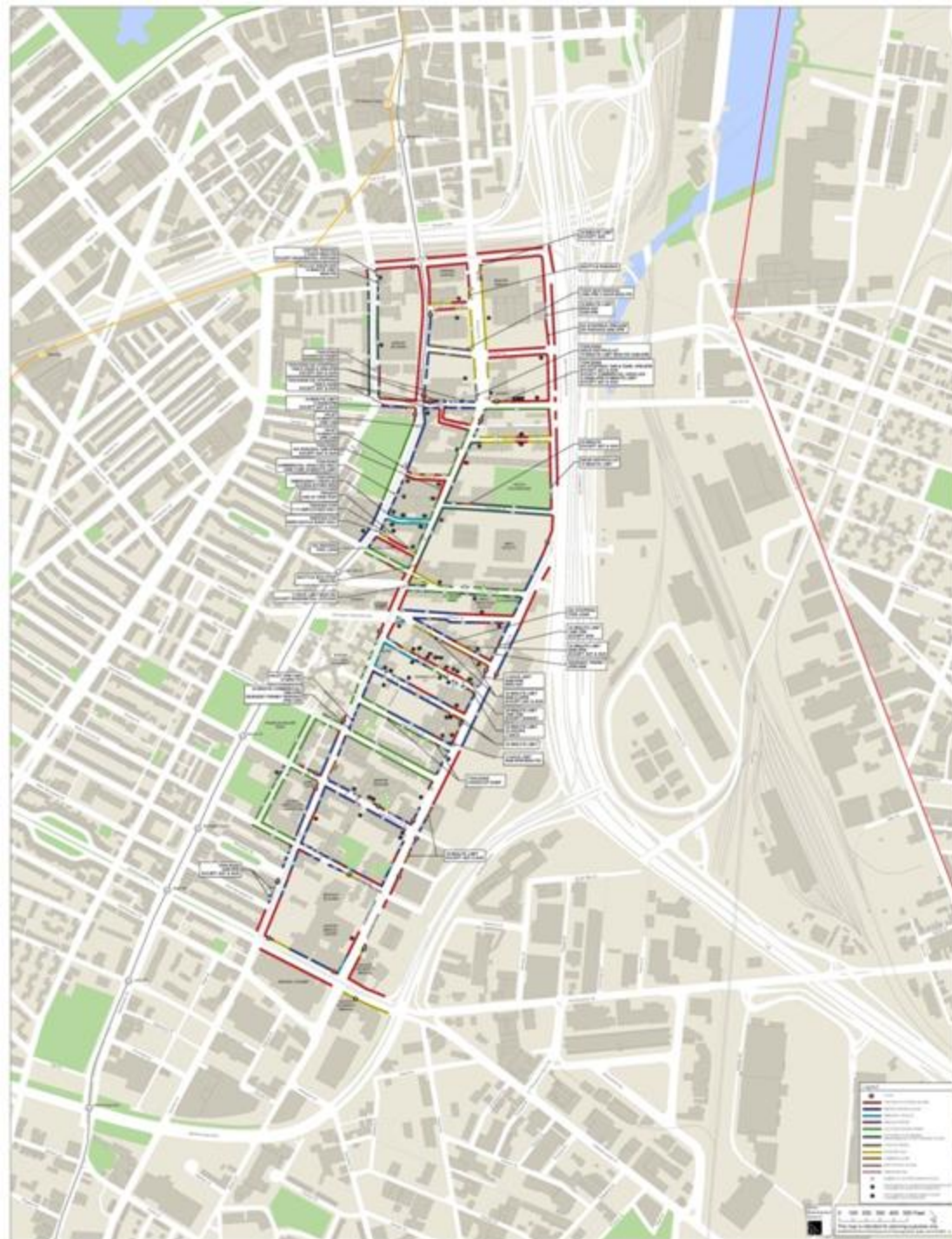


**TRANSPORTATION**

**PARKING COMPONENT**

# TRANSPORTATION

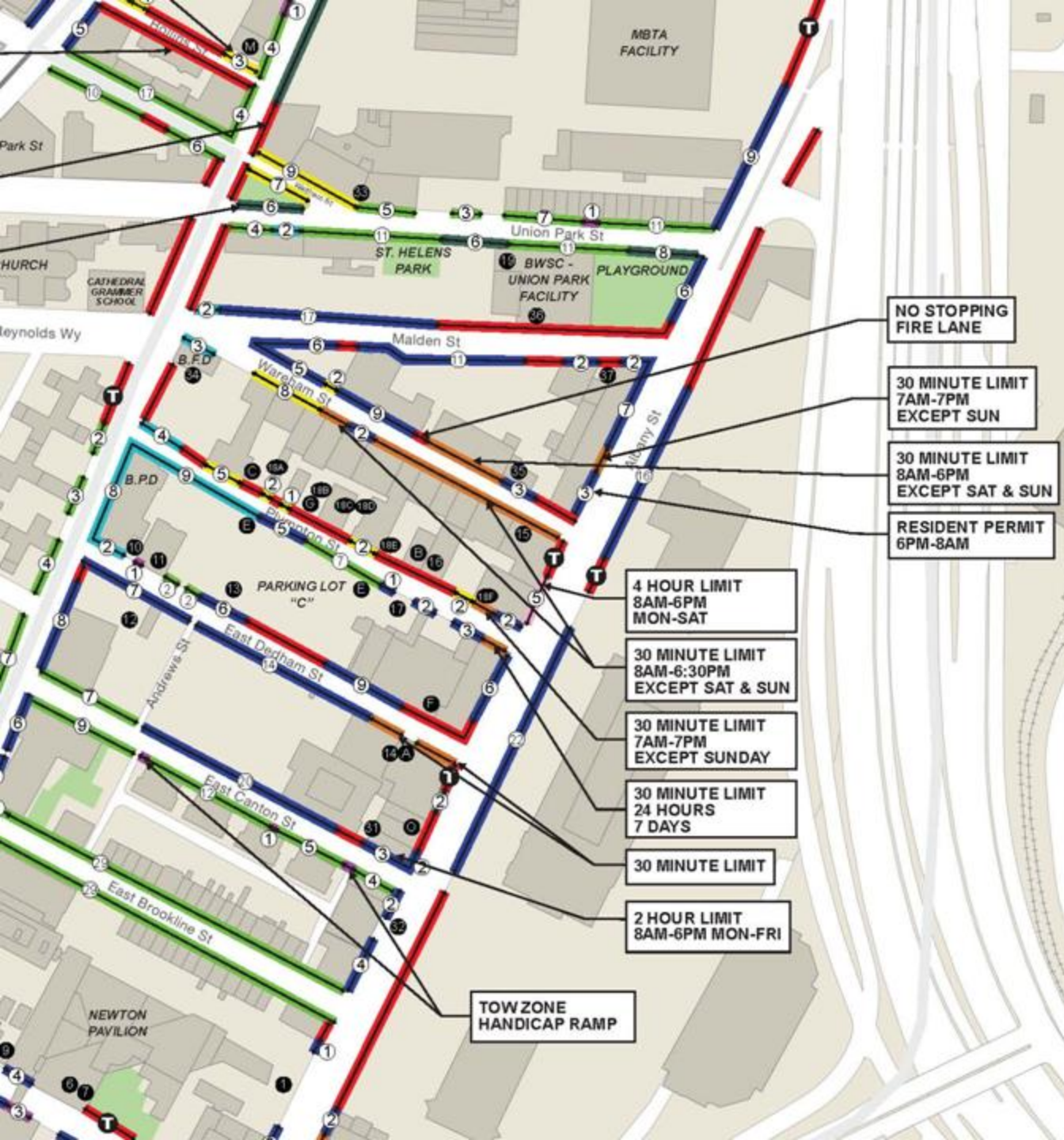
## INVENTORY OF EXISTING ON-STREET PARKING REGULATIONS





# TRANSPORTATION

## INVENTORY OF EXISTING ON-STREET PARKING REGULATIONS



# TRANSPORTATION

## INVENTORY OF EXISTING OFF-STREET PARKING



## TENTATIVE NEXT STEPS TIMELINE

- FEB / MAR
  - **draft planning document**
    - transportation recommendations
    - urban design guidelines
    - implementation strategies
    - **draft preliminary zoning recommendations**
      - for separate, subsequent zoning amendment process
      - new, revised land uses
        - eg, clean-tech, green-tech, creative industries, dry laboratories, etc.
      - revised dimensional requirements & codified design guidelines
  
- MAR
  - **advisory group working session**
    - presentation – parking/transportation studies
    - review draft plan incl. zoning recommendations
  
- APR
  - **advisory group working session**
    - review draft plan incl. zoning recommendations
  
- APR / MAY
  - **joint advisory group working session & community-wide meeting**
    - review draft plan incl. zoning recommendations
  - **finalize plan & BRA Board approval**
  
- MAY / JUN
  - **zoning amendments to Zoning Commission**

